



Atlas Close, Kings Hill, Kent, ME19 4PS  
Guide Price £600,000 - £625,000

When experience counts... **bracketts** est. 1828

Offered for sale is this impressive detached family home forming part of a small no through road in phase 2 of Kings Hill. Built by Taylor Wimpey in a sought after location In close proximity to the coveted Discovery schools, Sports Park and woodland walks. Other nearby amenities such as super markets, restaurants, coffee shops and Liberty Square are also nearby. Internally accommodation comprises entrance hall, cloakroom WC, dual aspect sitting room and open plan kitchen / dining room. To the first floor there is a family bathroom, four bedrooms with the main bedroom boasting en suite facilities. Externally the property benefits from an enclosed rear garden, garage and driveway. We recommend viewing at your earliest convenience.

Four Bedrooms

Detached Family Home

Sought After Kings Hill Location

Close to Coveted Schools, Sports Park, Woodlands Walk & Local Amenities

Open Plan Kitchen / Dining Room

En Suite To Master Bedroom

Cloakroom WC

Family Bathroom

Garage & Driveway

Viewing Highly Recommended





**LOCATION: Kings Hill**

Kings Hill offers excellent transport links and commuting facilities, with easy access to the M20 and West Malling Station less than a mile away - with regular services to London Victoria, Blackfriars and Ashford International. A regular bus service to neighbouring towns of Tonbridge, Maidstone, Tunbridge Wells and Sevenoaks as well as a direct bus service to West Malling station. A regular coach service also serves Canary Wharf, the City and London West End from Kings Hill.

Kings Hill has three highly rated primary schools, toddlers group and a preschool nursery. A range of excellent local secondary schools are well served by buses from Kings Hill with excellent private school options also close by. The range of sports and leisure facilities on Kings Hill are excellent, with a David Lloyd Health Club for gym, tennis and indoor and outdoor swimming. An 18 hole PGA Championship Golf Course, Sports Park, Cricket Club, Community Centre, nature park and woodland walks within minutes.

Kings Hill offers numerous eateries within Liberty Square, The Spitfire pub, Asda and Waitrose supermarkets and further amenities such as doctors, dentist, community centre, hairdressers, vets, optician, pharmacy and much more. The nearby, historic market town of West Malling is less than 2 miles away, while Tonbridge, Maidstone, Royal Tunbridge Wells, Sevenoaks and Paddock Wood are all within 10 miles

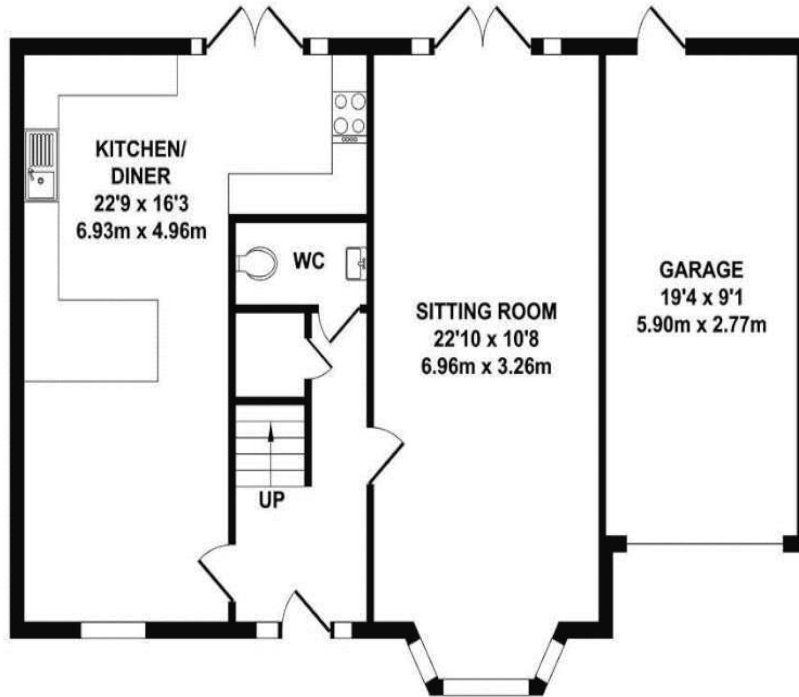
**ADDITIONAL INFORMATION:**

- Council Tax Band E
- Double Glazed Windows
- Maintenance Charges - £360pa Liberty

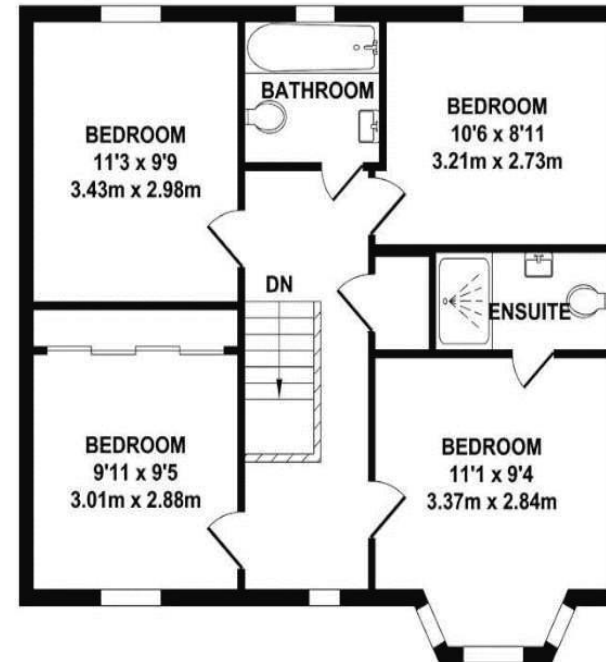
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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GROUND FLOOR  
APPROX. FLOOR AREA  
819 SQ.FT.  
(76.06 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
636 SQ.FT.  
(59.12 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1455. SQ.FT. (135.18 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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