



14 Elan Close, Kings Hill

Guide Price £430,000

eden  
estates

# 14 Elan Close

Kings Hill, West Malling

Beautifully presented 3-bed semi with modern kitchen, stylish bathrooms, private garden, garage and driveway parking. Bright, spacious, and ideal for families. GUIDE 430K TO 470K.  
Council Tax band: E

Tenure: Freehold

- Garage
- Off-road parking
- Open plan kitchen/diner
- Modern bathroom with walk-in shower
- En-suite
- 15.2ft Lounge
- Highly desirable Kings Hill location
- Well located for all local amenities
- Outstanding local schools
- Finished to a high standard



**Dining Room**

12' 3" x 9' 9" (3.74m x 2.97m)

**Kitchen**

8' 8" x 8' 8" (2.64m x 2.64m)

**Living Room**

15' 3" x 10' 11" (4.64m x 3.33m)

**Bedroom 1**

13' 0" x 11' 1" (3.96m x 3.38m)

**Bedroom 2**

10' 11" x 11' 1" (3.32m x 3.38m)

**Bedroom 3**

7' 9" x 6' 7" (2.35m x 2.01m)

**Bathroom**

**Wc**

**En-suite**



eden  
estates



eden  
estates

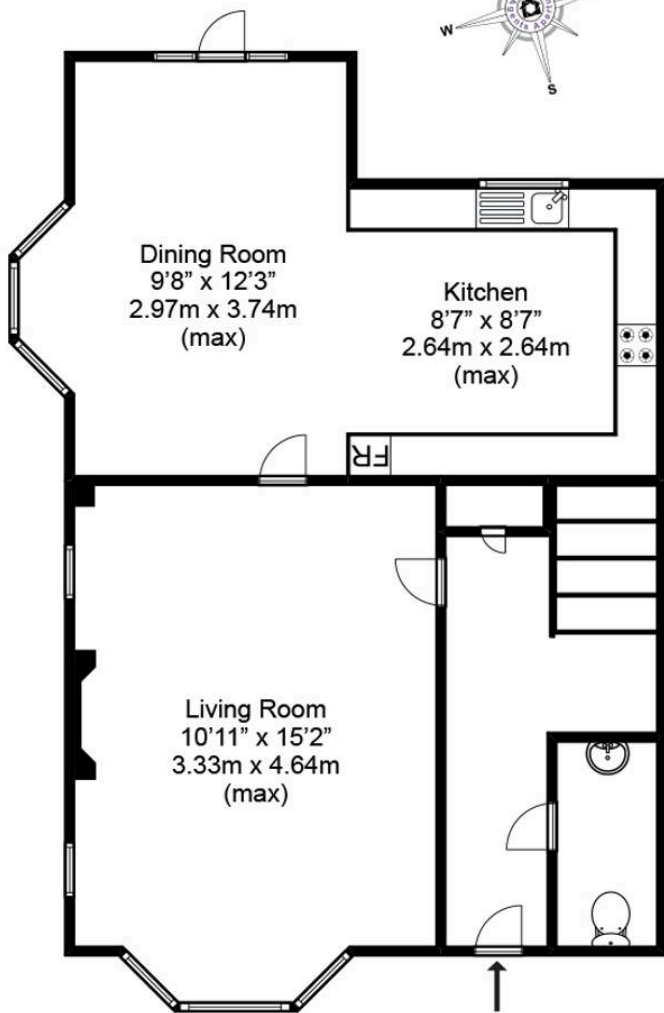
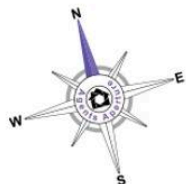


GARDEN

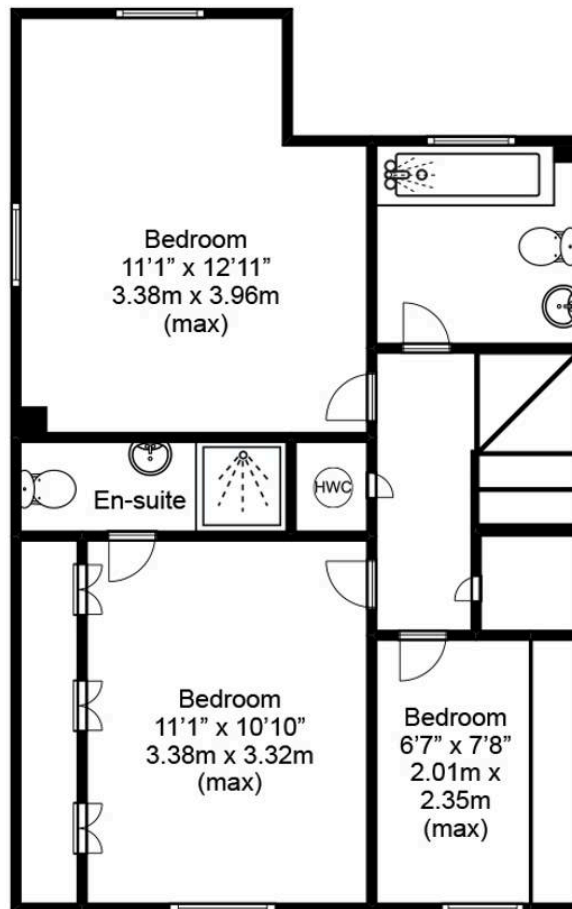
GARAGE

Single Garage



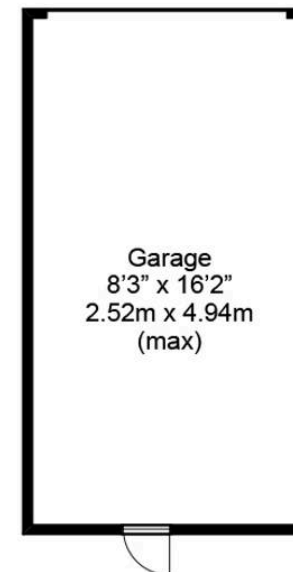


Ground Floor  
Approx. floor area  
(Excl. Garage)  
480 SQ.FT.  
44.62 SQ.M.



First Floor  
Approx. floor area  
466 SQ.FT.  
43.33 SQ.M.

Approx. total  
floor area  
(Excl. Garage)  
946 SQ.FT.  
87.95 SQ.M.



Garage  
134 SQ.FT.  
12.44 SQ.M.

Disclaimer

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.



## Eden Estates

781-783 London Road, Larkfield - ME20 6DE

01732 795162

[hey@eden-estates.co.uk](mailto:hey@eden-estates.co.uk)

[www.eden-estates.co.uk](http://www.eden-estates.co.uk)



eden  
estates