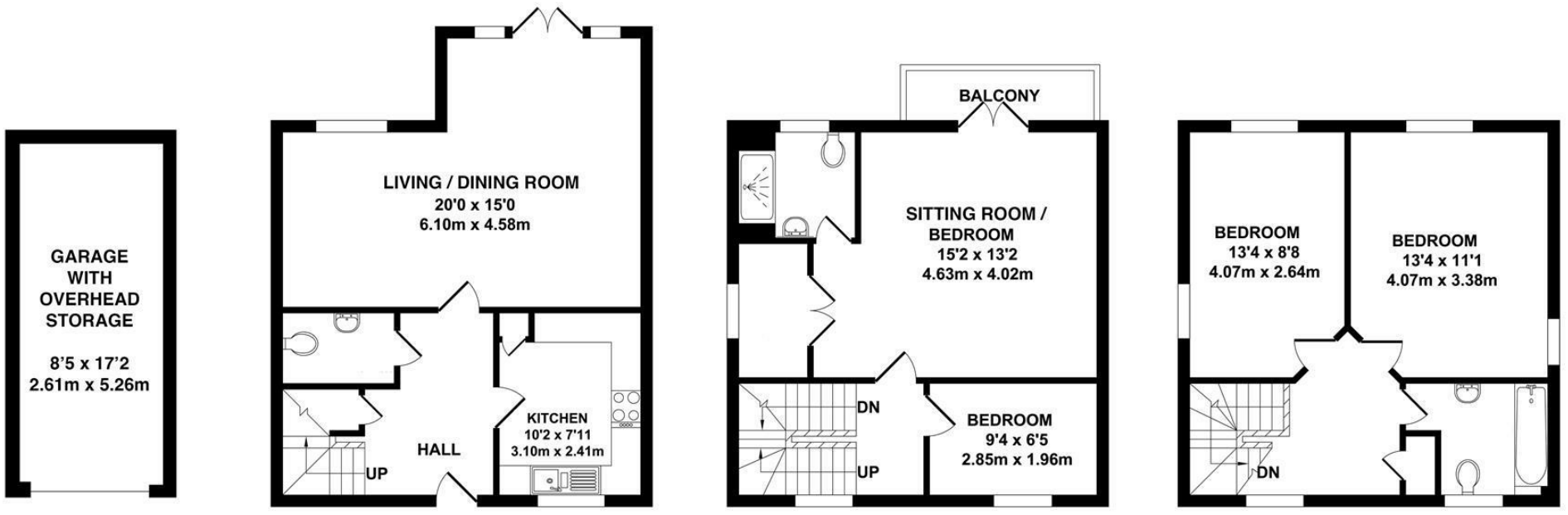

GARAGE
APPROX. FLOOR AREA
146 SQ.FT.
(13.72 SQ.M.)

GROUND FLOOR
APPROX. FLOOR AREA
453 SQ.FT.
(42.10 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
397 SQ.FT.
(36.90 SQ.M.)

SECOND FLOOR
APPROX. FLOOR AREA
397 SQ.FT.
(36.90 SQ.M.)

TOTAL APPROX. FLOOR AREA 1393 SQ.FT. (129.62 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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info@khp.me

Sandow Place

Kings Hill ME19 4NZ

Asking Price £550,000

Tenure: Freehold

Council tax band: F

This impressive three-storey, four-bedroom detached townhouse is situated in the sought-after Sandow Place, perfectly positioned to enjoy everything Kings Hill has to offer. With Discovery School just around the corner, Woodlands within easy reach, and the Sportpark and a wealth of local amenities nearby, the location is ideal for modern family living.

The ground floor welcomes you with a cosy, contemporary kitchen, a convenient downstairs cloakroom and an inviting entrance hallway. To the rear, you will find a beautifully presented and generously proportioned L-shaped living area, offering plenty of space for both relaxing and entertaining.

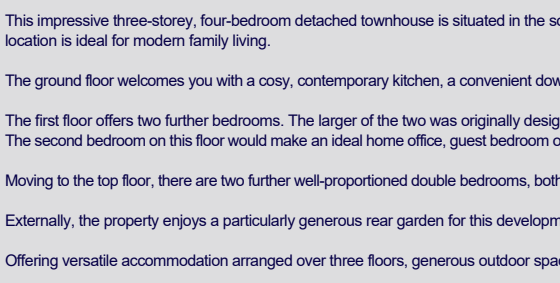
The first floor offers two further bedrooms. The larger of the two was originally designed as the principal bedroom, benefiting from its own en-suite shower room and walk-in wardrobe. It has since been cleverly repurposed as an additional upstairs sitting room, creating a versatile space to suit a variety of needs. The second bedroom on this floor would make an ideal home office, guest bedroom or study.

Moving to the top floor, there are two further well-proportioned double bedrooms, both served by a family bathroom.

Externally, the property enjoys a particularly generous rear garden for this development, complete with low-maintenance artificial grass and convenient side access leading to the single garage. A further benefit is the allocated parking space in front of the garage.

Offering versatile accommodation arranged over three floors, generous outdoor space and a fantastic Kings Hill location, this is a wonderful home that needs to be viewed to be fully appreciated.

- Chain free
- Lovely Location Close to Woodlands/Orchards
- Short Walk to Discovery School & Parks
- Large Main Bedroom with Walk in Wardrobe & Ensuite
- 2 Further Double Bedrooms
- Bathroom
- Downstairs W/C
- Study/Bed 4
- Modern Kitchen
- Garage & Parking Space















ADDITIONAL INFORMATION

Freehold
Kings Hill Management Charge for 2024 - £462pa
Local Estate Charge - £110.56 pa
Built by Persimmon Homes in 2011
Council Tax Band - F
EPC Rating - C

LOCAL INFORMATION FOR KINGS HILL

Kings Hill is a modern, "American-style concept village" situated in the heart of Kent that entwines quality of life, convenience and charm to create one of the most desirable places to live and bring up a family in England. Nestled amongst attractive, landscaped gardens and protected woodland areas the Management team at Kings Hill provides landscaping and maintenance for the local residents, which means that the area is safe, clean and consistently maintained to a high standard. Kings Hill offers excellent commuting facilities with easy access to the M20, a regular bus service to the nearby towns of Tonbridge, Maidstone and West Malling, as well as a direct bus service to West Malling station, where trains run to London Victoria, Charing Cross and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, 3 highly coveted primary schools and various clubs. The range of sports and leisure facilities are excellent. It includes shops, eateries, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, numerous play parks and much more. Two miles away is the beautiful town of West Malling and all within ten miles are Royal Tunbridge Wells, Maidstone, Tonbridge and Paddock Wood. Staying closer to home Kings Hill offers Liberty Square - the hub of the village, where there is Asda, Aldi and Waitrose supermarkets, eateries and further amenities (such as hairdressers, pharmacy, doctors, dentist and much more) can be found.





Anti Money Laundering Charges

By law we are required to conduct anti-money laundering checks on all potential buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



