



TOTAL APPROX. FLOOR AREA 2175 SQ.FT. (202.10 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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Tower View
Kings Hill ME19 4FD
Guide Price £650,000

Tenure: Freehold

Council tax band: G



Are you looking for a sizable, versatile and modern home? Fantastic location just a couple of minutes walk from Waitrose and Liberty Square shops and amenities. This substantial semi-detached home boasts nearly 2200sqft of usable multi generational accommodation and is located on a most delightful road with multiple landscaped green spaces around it.

Set over 3 floors, this well presented property benefits from a recently upgraded Burnhill kitchen, along with bifold doors from the kitchen which allow seamless access to the low maintenance south facing garden. The ground floor also comprises of a generously sized family room, spacious hallway, downstairs toilet, utility room and integral access to the single garage which has an electric door.

To the first floor, you will find a spacious lounge with balcony, a large bedroom with built in wardrobes, ensuite and south facing balcony. To the second floor are 3 further bedrooms (one of which is ensuite with fitted wardrobes) and a main bathroom.

Externally, to the rear, the property has a low maintenance south facing garden, rear access, single garage with electric door and parking in front of the garage.

- Fabulous Town House (Nearly 2200sqft)
- South Facing Rear Garden
- Balconies Front & Rear
- Beautiful "Burnhill" Kitchen/Dining Room
- 2 Reception Rooms
- 4 Double Bedrooms
- 2 Ensuities, Bathroom & Cloakroom
- Convenient Location Close to Amenities
- Garage & Parking To The Rear

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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.

ADDITIONAL INFORMATION
Freehold
Kings Hill Management Charge for 2025 - £444pa.
Local Estate Charge - £TBC pa
Built by Charles Church in 2007
Council Tax Band - G
EPC Rating - C

DISCLAIMER
All dimensions are approximate and any floor plans are for guidance purposes only. Reference to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavor to make our sales particulars as accurate as possible, all interested parties must verify their accuracy themselves.

