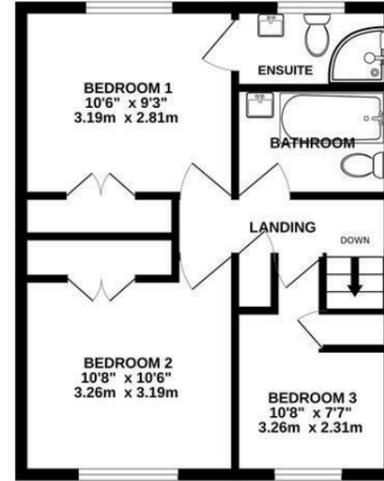
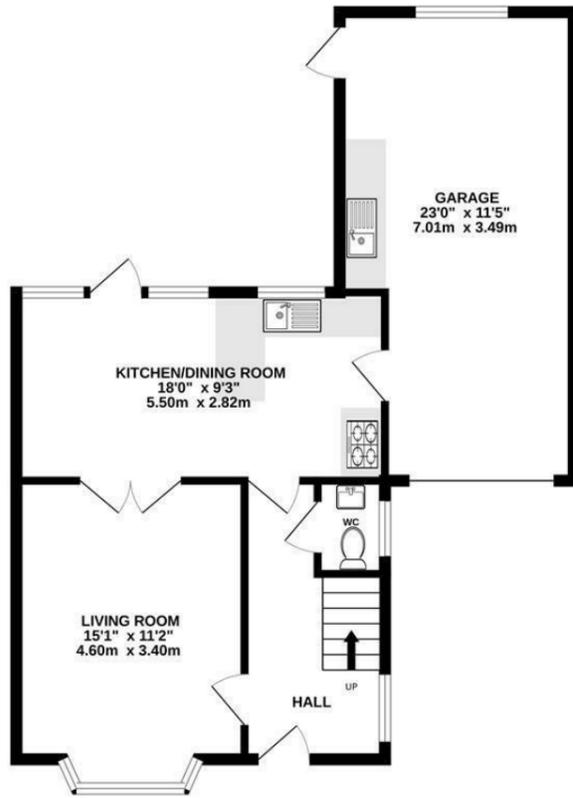


GROUND FLOOR  
665 sq.ft. (61.8 sq.m.) approx.

1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Bramley Way**  
Kings Hill ME19 4BD  
Offers Over £525,000

Tenure: Freehold

Council tax band: E



**\*\*NO ONWARD CHAIN\*\*** A beautifully refurbished, 3 bedroom detached house situated in the popular Phase 1 of Kings Hill with Garage & Driveway. Great plot - lots of potential to extend.

Internally the property comprises of a hallway, downstairs cloakroom, living room, open plan kitchen/dining room with integral access to the garage. To the first floor the master bedroom boasts built in wardrobes and contemporary en suite shower room. There are two further bedrooms and modern bathroom.

Externally there is an oversized garage with a utility area, offering further development potential (subject to gaining the necessary consents). There is also a driveway and good sized rear garden.

Call now to book your viewing.

**\*\*Please note these are library photos\*\***

- NO ONWARD CHAIN
- Great Size Plot, Offering Huge Potential to Extend
- Detached House
- Refurbished Condition
- Modern Kitchen/Diner
- Living Room
- Downstairs Cloakroom
- 3 Bedrooms
- Contemporary En-Suite & Family Bathroom
- Oversized Garage & Driveway



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	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  
Local Estate Charge -N/A as Phase 1  
Council Tax Band E  
EPC Rating C  
PLEASE NOTE THIS KHP HAVE A



### 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.

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property.

