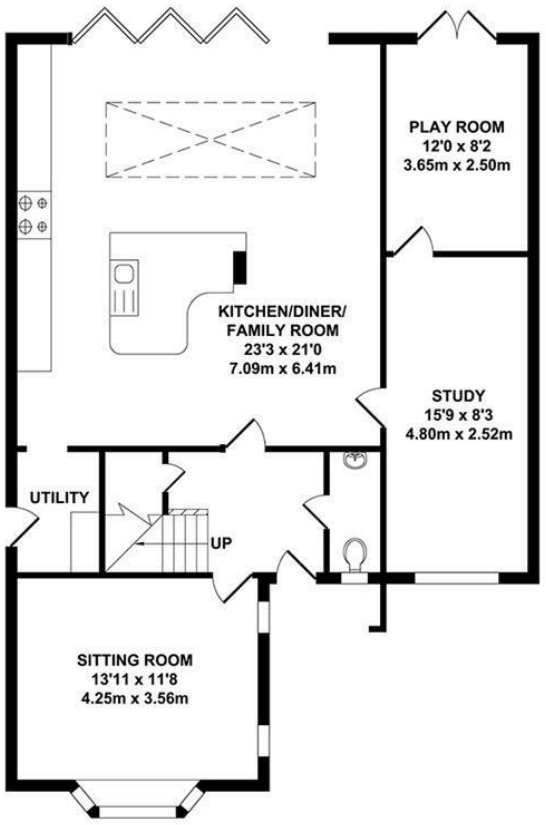
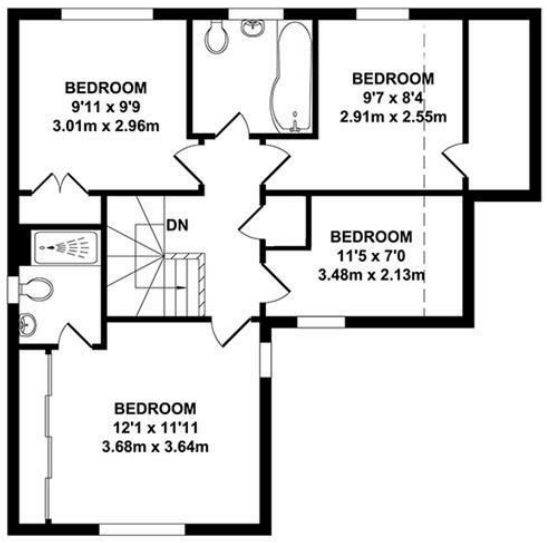


GROUND FLOOR
APPROX. FLOOR AREA
1081 SQ.FT.
(100.39 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
647 SQ.FT.
(60.10 SQ.M.)

TOTAL APPROX. FLOOR AREA 1728 SQ.FT. (160.49 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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The Property Ombudsman

KHP
www.khp.me

01732 522 822
info@khp.me

OnTheMarket.com
rightmove
Zoopla.co.uk
Smarter property search

Anson Avenue

Kings Hill ME19 4RA

Guide Price £725,000

Tenure: Freehold

Council tax band: F

KHP
www.khp.me

A beautifully presented family home boasting an exceptional open-plan kitchen/dining/family room, ideally situated in one of Kings Hill's most desirable locations.

Anson Avenue is a peaceful, no-through cul-de-sac, with a mature tree-lined aspect along one side. The property is also conveniently located close to a nearby green space and children's play area.

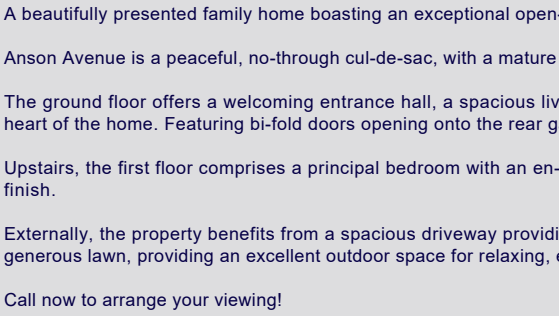
The ground floor offers a welcoming entrance hall, a spacious living room, a separate family room, a study, a cloakroom and a utility room. The true highlight, however, is the impressive open-plan kitchen/dining/family room, which forms the heart of the home. Featuring bi-fold doors opening onto the rear garden, a superb specification, extensive storage and an abundance of natural light, this exceptional space is perfectly suited to both everyday family life and entertaining.

Upstairs, the first floor comprises a principal bedroom with an en-suite shower room, three further bedrooms and a contemporary family bathroom. Both the en-suite and family bathroom were renovated around 2021 and offer a stylish, modern finish.

Externally, the property benefits from a spacious driveway providing parking for multiple vehicles, with the added advantage of a fitted electric vehicle (EV) charging point. Side access leads to the rear garden, which features a patio area and a generous lawn, providing an excellent outdoor space for relaxing, entertaining and family enjoyment.

Call now to arrange your viewing!

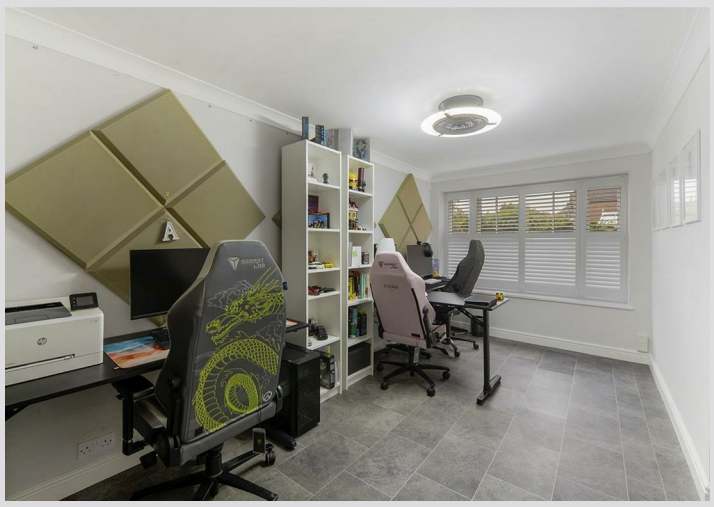
- Detached House
- Quiet Phase 1 Location
- Impressive Extended Kitchen/Diner/Family Room
- Parking for 4 Cars
- Living Room
- Family Room
- Study
- 4 Bedrooms
- Modern Ensuite, Bathroom & Cloakroom
- Landscaped Rear Garden













ADDITIONAL INFORMATION

Freehold
No Local Estate Charge a Phase 1
Built in 1999
Council Tax Band F
EPC Rating - C
Loft - part boarded with ladder
New Boiler in 2021 - Kept regularly serviced
New Bathroom & Ensuite in 2021. Ensuite has under floor heating.
Quooker tap
Cat 5 Cabling installed throughout
Water Softener
EV Charger

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.

