



TOTAL APPROX. FLOOR AREA 2138 SQ.FT. (189.55 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 £665,000

Tenure: Freehold

Council tax band: G



****CHAIN FREE** GUIDE PRICE £665,000 - £680,000****

Well presented, versatile townhouse offering a perfect blend of comfort and modern living.

With an impressive layout, the property boasts versatile and practical accommodation providing ample space for both relaxation and entertaining. There is a well-appointed kitchen/diner with island making it an ideal setting for family gatherings or hosting friends.

This charming home also features a generous family room with wood burning stove, a separate utility area and downstairs cloakroom.

There are four generously sized bedrooms, two of which offer en-suite shower rooms and the Master bedroom also boasting a balcony. The first floor further offers a sitting room, which could equally be used as a fifth bedroom allowing a great degree of flexibility and versatility, again boasting a balcony.

In addition to the two en-suite shower rooms there is also a family bathroom.

Externally there is a garage with parking space in front and the delightful rear garden offers a low maintenance space to enjoy. A rear access gate leads out to the garage.

- Well presented 4/5 bed townhouse
- Large kitchen/diner & separate utility room
- Downstairs cloakroom
- Family room with wood burner
- Family bathroom & two ensuite shower rooms
- Sitting room/bed 5
- Well-presented, low maintenance rear garden
- Garage plus parking space
- Convenient location
- Front & rear balconies



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	
(92-100) 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 - £ 264 PA
 Council Tax Band - G
 EPC Rating -

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.

