

GROUND FLOOR  
APPROX. FLOOR AREA  
733 SQ.FT.  
(68.09 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR AREA  
546 SQ.FT.  
(50.69 SQ.M.)

OUTBUILDING  
APPROX. FLOOR AREA  
115 SQ.FT.  
(10.64 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1393 SQ.FT. (129.42 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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**Braeburn Way**  
Kings Hill ME19 4JZ  
Guide Price £599,950

Tenure: Freehold

Council tax band: E



\*\*GUIDE PRICE £599,950 - £625,000\*\*

This charming and IMMACULATEDLY presented 3 bedroom detached home is situated in a sought after location on Braeburn Way. With a short walk to the square, you will discover all of Kings Hills amenities, whether its supermarkets, restaurants, pubs, health and fitness services plus much more!

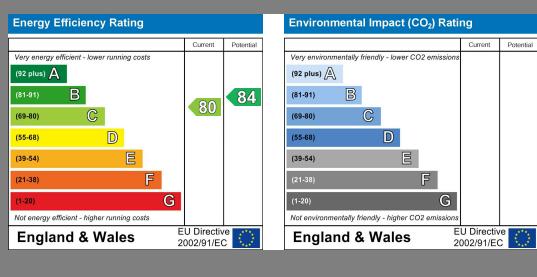
On the ground floor, the property comprises of a kitchen, living room, dining area, utility room / downstairs WC.

On first floor, there is a main bedroom with an ensuite and recess for the wardrobes. There are a further two bedrooms, one of which has fitted storage, a family bathroom and landing storage.

Externally, the property offers a low maintenance garden. In the garden, there is a door directly to the garage mainly used for storage, plus a rear gate, so you can access your driveway and parking with ease.

Call now not to miss out on this exceptional home!

- Detached
- 3 Bedrooms
- Well presented
- Garage and Driveway
- Sizable orangery
- Low maintenance garden
- GREAT LOCATION
- Close to amenities
- Ensuite and family bathroom



#### 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 - £N/A

Built by Charles Church

Bespoke fitted Howdens kitchen with porcelain worktops all fitted in 2025

Family bathroom has been updated in 2025

Gas and electric fireplaces

Open fire place

Last boiler service - 10/2025

Council Tax Band - E

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.

