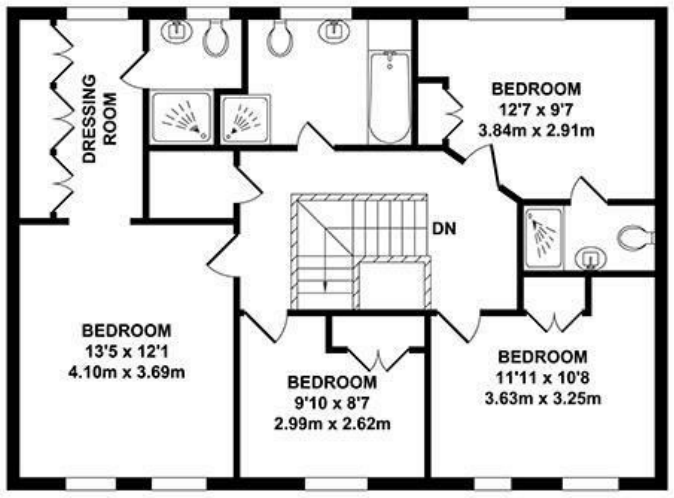


GROUND FLOOR
APPROX. FLOOR AREA
895 SQ.FT.
(83.18 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
813 SQ.FT.
(75.53 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
308 SQ.FT.
(28.61 SQ.M.)

TOTAL APPROX. FLOOR AREA 2016 SQ.FT. (187.32 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



Pearl Way

Kings Hill ME19 4EJ

Guide Price £850,000

Tenure: Freehold

Council tax band: G

KHP
www.khp.me

GUIDE PRICE £850,000 - £875,000

This rarely available four-bedroom detached home is ideally situated in a quiet cul-de-sac and occupies a fantastic plot, offering generous parking, a double garage and a generous garden. With spacious and versatile accommodation throughout, this impressive family home is a must-view.

Upon entering, the welcoming hallway provides access to the principal ground-floor rooms, including a downstairs WC, dedicated home office, dining room and a large sitting room. To the rear of the property is a modern kitchen/diner, creating an excellent space for everyday family life and entertaining, with a separate utility room providing additional practicality.

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom benefits from a walk-in wardrobe and en-suite shower room, while a further bedroom also enjoys its own en-suite. The remaining bedrooms are served by a modern family bathroom. Practical storage is thoughtfully provided throughout the bedrooms and landing.

Externally, the property occupies an desirable plot, with a particularly generous garden for Kings Hill. There is ample off-road parking for up to four cars, complemented by a double garage, providing excellent additional storage and parking options.

Offering generous living accommodation, excellent outdoor space and a desirable cul-de-sac position, this is a fantastic opportunity to acquire a substantial four-bedroom detached family home in Kings Hill.

- 4 bedrooms
- Two esnuites
- Double garage
- Substantial plot for Kings Hill
- Parking for multiple cars
- Detached
- Kitchen diner
- Home office
- Close to amenties
- Close to shops















ADDITIONAL INFORMATION

Freehold
Kings Hill Management Charge for 2025 - £462pa.
Built by in 2001 in David Wilson homes
Council Tax Band - G
EPC Rating - C

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.







