



TOTAL APPROX. FLOOR AREA 1485 SQ.FT. (137.96 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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Aviator Drive
West Malling ME19 4ZF
£2,300 PCM

Tenure:

Council tax band: G



This immaculately presented four-bedroom home is arranged over three floors and is ideally located just a stone's throw from Linear Park.

The ground floor features a contemporary, well-appointed kitchen with integrated appliances, a convenient downstairs W/C, and a spacious rear lounge-diner. French doors open onto a generously sized garden, creating a bright and airy living space. The lounge also benefits from fitted storage.

On the first floor, there are two bedrooms, including the principal bedroom with en-suite and fitted wardrobes, alongside a modern family bathroom and a bright, open landing.

The second floor offers two further well-proportioned bedrooms and an additional family bathroom, making this home ideal for growing families or those needing flexible living space.

Externally, the property boasts a generous rear SOUTH FACING garden with rear access, as well as a driveway and garage, providing ample parking and storage.

****AVAILABLE FROM 1ST JUNE****

- 4 Bedrooms
- Semi detached
- Garage
- Open Plan
- Large garden
- Close to amenities
- Close to Schools
- Close to parks
- Ensuite
- CALL NOW TO ARRANGE YOUR VIEWING!



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
(92 plus) 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	

Very energy efficient - lower running costs
 Very environmentally friendly - lower CO₂ emissions
 Not energy efficient - higher running costs
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC
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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.

