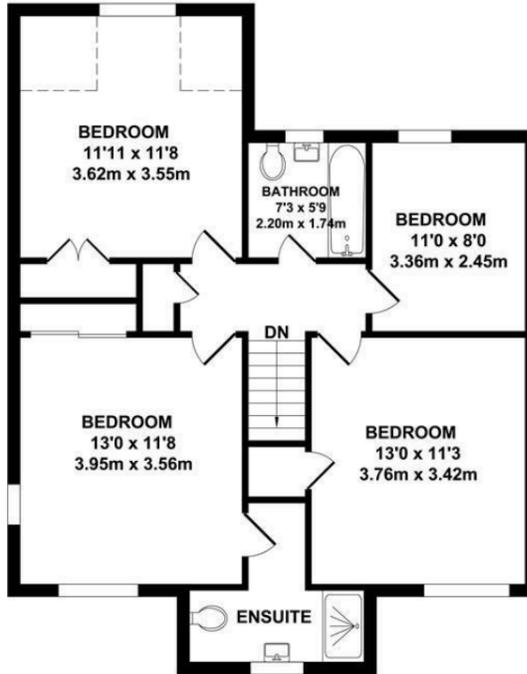
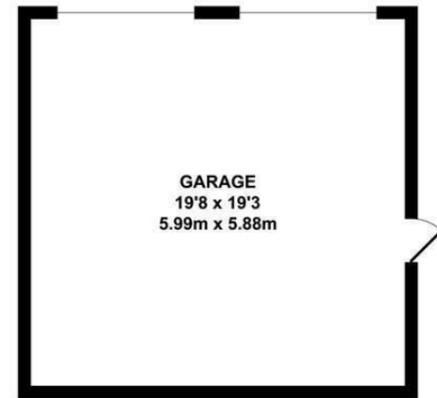


GROUND FLOOR  
APPROX. FLOOR AREA  
746 SQ.FT.  
(69.27 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
730 SQ.FT.  
(67.81 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
379 SQ.FT.  
(35.22 SQ.M.)

TOTAL APPROX. FLOOR AREA 1855 SQ.FT. (172.30 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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01732 522 822  
info@khp.me



Beacon Avenue  
Kings Hill ME19 4QL  
Offers Over £675,000

Tenure: Freehold

Council tax band: G



**\*\*CHAIN FREE \*\* DOUBLE GARAGE \*\* SOUTH FACING GARDEN\*\***

This beautifully presented 4 bedroom detached home is a must view! The property is a stones throw from the linear park and also benefits from being on the ever popular Kings Hill estate with it's variety of amenities such as restaurants, health services, supermarkets and three primary schools.

Inside this well presented family home, you will find modern décor throughout, with the downstairs comprising of a generous sized lounge, dining room and kitchen which benefits from a utility room. There is also a study to the front of the house that is perfect for anyone working remotely or a snug/playroom for the family!

On the first floor, there are 4 bedroom, with 3 being DOUBLES, the master bedroom also boasts an ensuite and built in wardrobes. The other two double bedrooms also largely benefit from fitted storage. Furthermore, you will find a spacious landing, modern family bathroom and a 4th bedroom.

Externally, the property offers a low maintenance garden with artificial grass to the rear and side plot. Along with the fantastic plot rarely offered by kings hill, you have direct access to the double garage (electricity installed), and rear gate leading to the double driveway.

- Four Bedroom
- Detached House
- Large Sitting Room
- Study / Playroom
- Modern Fitted Kitchen & Utility Room
- Dining Room
- En Suite to Master
- Side & Rear Garden (SOUTH FACING)
- Double Garage & Driveway
- Close to Woodland Walks



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
81	84	82	90

Energy Efficiency Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (23-38), F (9-18), G (1-8).  
 Environmental Impact (CO<sub>2</sub>) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (23-38), F (9-18), G (1-8).



**LOCAL INFORMATION**

Kings Hill is a modern, 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, maintenance and 24 hour security services for the local residents, which means that the area is safe, clean and consistently maintained to a high standard.

This American-style of "concept living" has proven very popular and it engenders a strong sense of community amongst the local residents. 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 to West Malling station, where trains run to London Victoria and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, three highly coveted primary schools (for details see [kingshill.viat.org.uk](http://kingshill.viat.org.uk), [kingshillschool.org.uk](http://kingshillschool.org.uk) and [discovery.kent.sch.uk](http://discovery.kent.sch.uk)) and a youth club. The range of sports and leisure facilities are excellent. It includes shops, cafes, restaurants, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre with range of classes and activities, nature park 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 the Asda and Waitrose supermarkets, eateries and further amenities such as (hairdressers, pharmacy, doctors, dentist and much more) can be found.

**ADDITIONAL INFORMATION**

Council Tax Band G  
 Kings Hill Management Charge - £444 PA  
 Local Estate Charge - £226 (Omnicroft)  
 South facing garden  
 Built in 2012

**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.

