

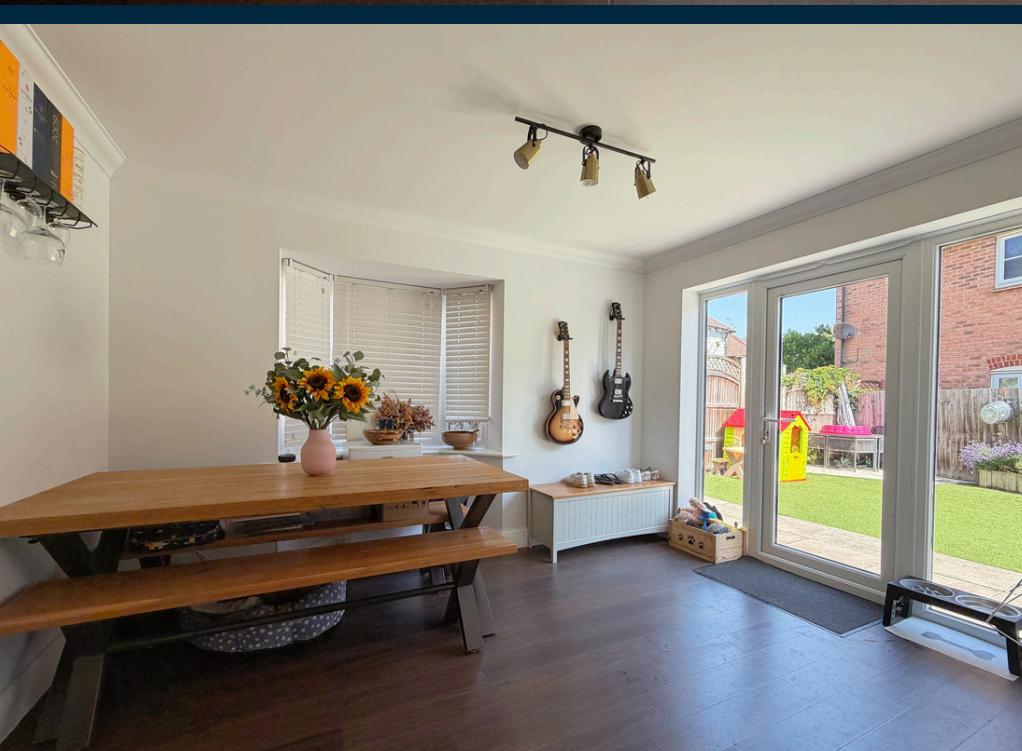
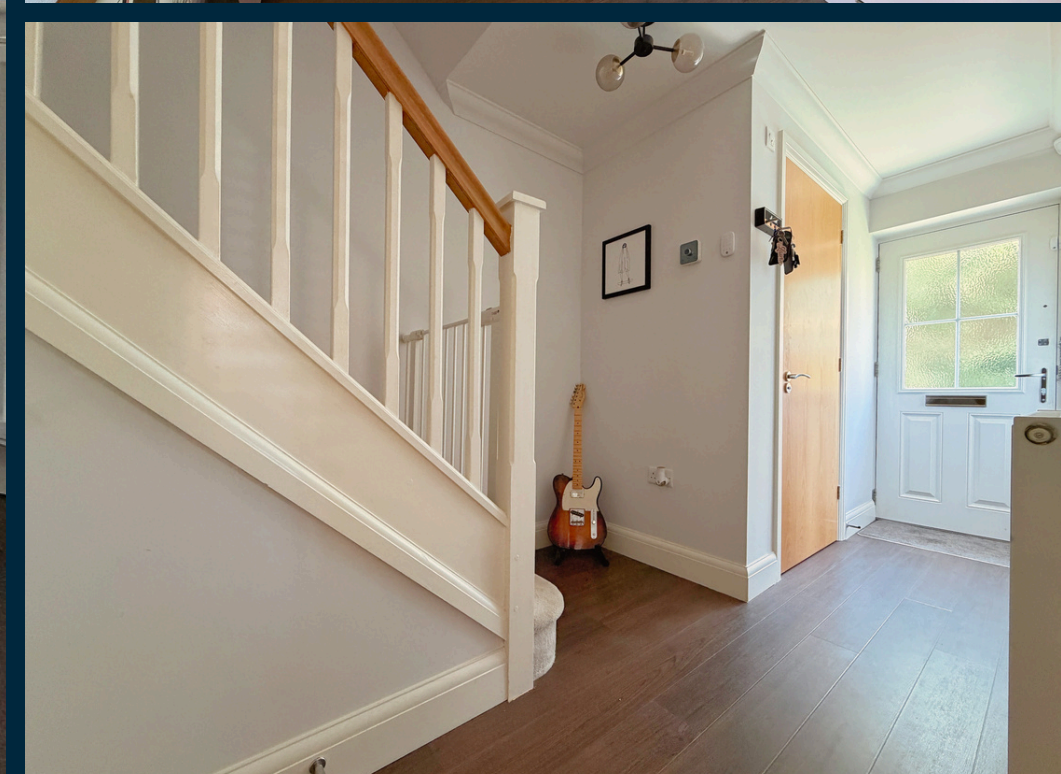


Elan Close

Kings Hill | West Malling | ME19 4NY

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REYNOLDS
ESTATES LIMITED
— exp —
FOR SALE
STUART REYNOLDS
01732
647009

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— exp —



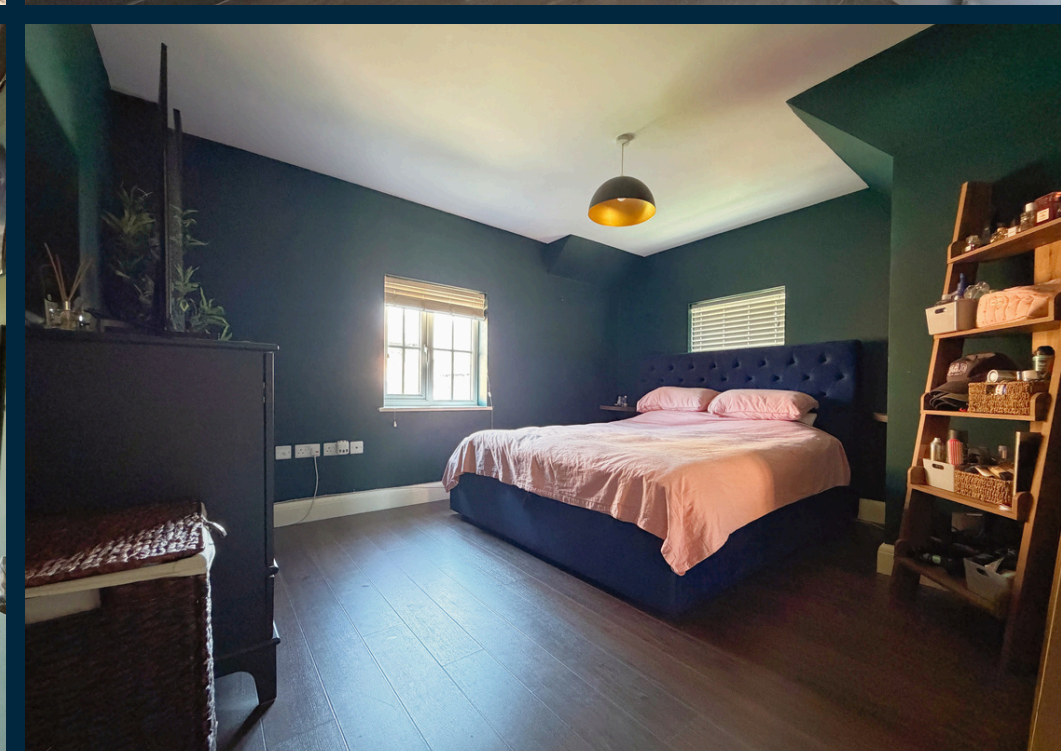
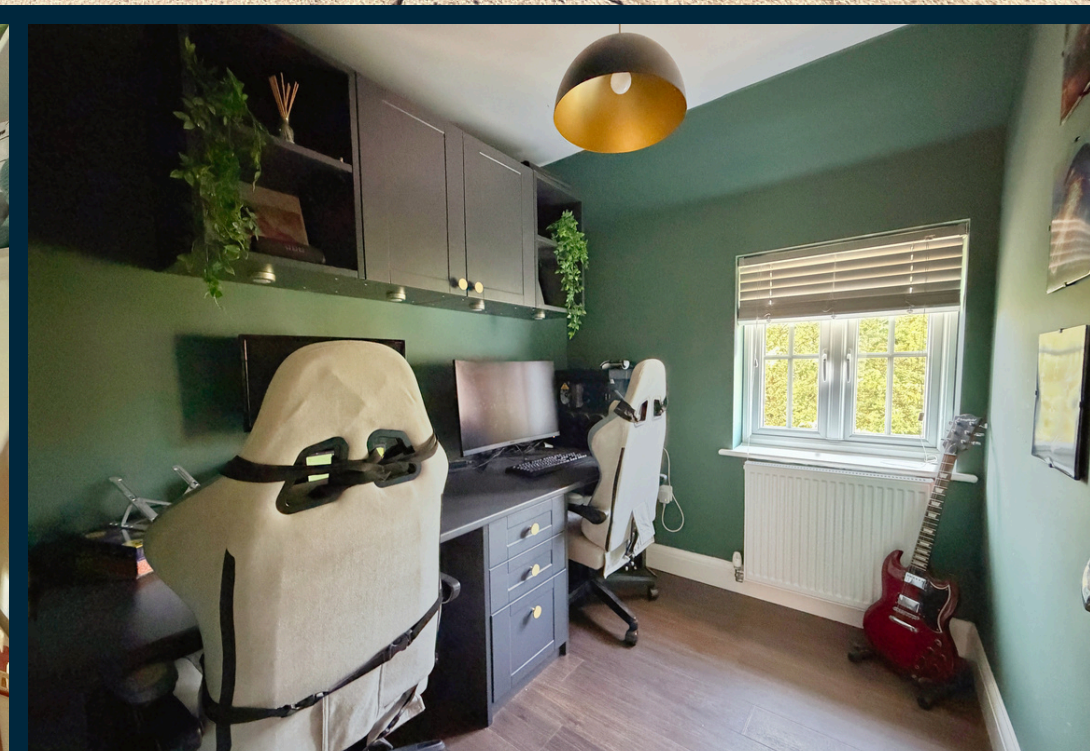
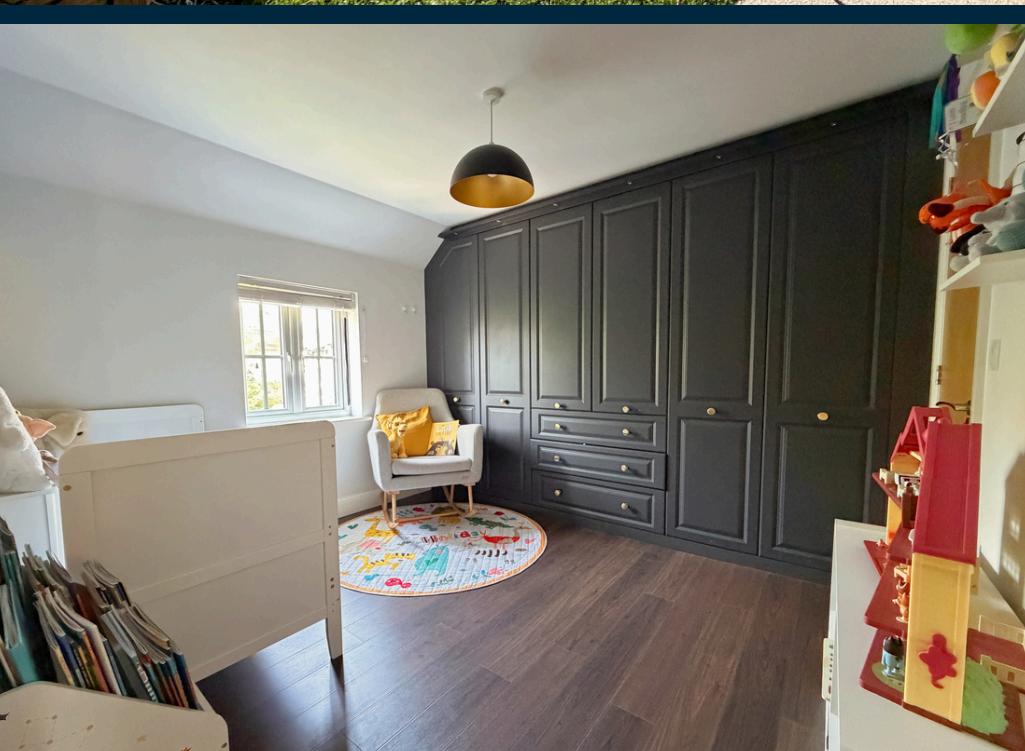
Welcome to 14 Elan Close - a lovely semi-detached home offering just under 1,000 sq. ft. (approx. 88 sqm) of well planned accommodation.

Built in 2011, the property enjoys a peaceful walkway position, meaning there is no passing traffic outside your front door, an idyllic setting for anyone who values calm and privacy.

Inside, the ground floor features a convenient cloakroom, a generous bay-fronted living room, and an inviting open-plan kitchen/dining area - a superb space for hosting family and friends. Upstairs, you'll find two spacious double bedrooms, a well proportioned single room, modern family bathroom and the added luxury of ensuite facilities to the main bedroom.

Step outside and the landscaped rear garden has been thoughtfully designed with what we call 'MEMM' in mind - Maximum Enjoyment, Minimal Maintenance. If you prefer relaxing or entertaining rather than spending weekends gardening, this space is perfect for you. The property also benefits from a single garage with driveway.

From the home, you are just a short stroll from the sports park, a children's play area off Emerald Walk, and the highly regarded Discovery School. Woodland and countryside walks weave in every direction, offering endless opportunities to explore and unwind. Kings Hill itself continues to impress with its exceptional range of amenities. Sporting and leisure facilities include the renowned Kings Hill Golf Club, David Lloyd, the Cricket Club, and Kings Hill Sports Park. For lovers of the outdoors, the surrounding fields, vineyards and woodland trails provide a wonderful escape. Commuters are well served too, with West Malling station only 1.6 miles away and Junction 4 of the M20 under 3 miles from the door.





Ground Floor

Entrance Hallway
 Cloakroom
 Living Room : 16'6 max x 10'11
 Dining Area : 12'11 x 10'8 max
 Kitchen Area : 8'8 x 8'7

First Floor

Landing
 Bedroom1 : 11'10 x 9
 Ensuite
 Bedroom2 : 12'11 x 11
 Bedroom3 : 7'7 x 6'6
 Bathroom

Outside

Landscaped Garden
 Garage & Driveway



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