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Hawthornden Close
Kings Hill ME19 4GD
Guide Price £550,000

Tenure: Freehold

Council tax band: F



****CHAIN FREE****

This four-bedroom semi-detached home is ideally situated in the sought-after cul-de-sac of Hawthornden Close, offering a peaceful setting while remaining conveniently close to a range of local amenities.

Arranged over two floors, the property welcomes you with a spacious entrance hallway leading to a convenient downstairs WC, a well-appointed kitchen, and a separate dining room. The generous lounge features a charming fireplace with a characterful mantelpiece and benefits from direct access to the rear garden, creating an ideal space for both relaxing and entertaining.

Upstairs, the spacious landing provides access to four well-proportioned bedrooms. Two of the bedrooms benefit from fitted wardrobes and their own en-suite shower rooms, while the remaining two bedrooms are served by a modern family bathroom.

Externally, the property boasts a low-maintenance rear garden, a private driveway providing off-road parking, and a single garage, offering excellent storage and additional parking.

- 4 Bedrooms
- Garage
- Semi detached
- Downstairs W/C
- Close to Schools
- Close to shops

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(12 plus) A	
(81-91) B		(11-91) B	
(69-80) C		(10-80) C	
(55-68) D		(9-68) D	
(43-54) E		(8-54) E	
(31-42) F		(7-42) F	
(1-20) G		(6-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	74	England & Wales	84
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



ADDITIONAL INFORMATION
Freehold
Kings Hill Management Charge for 2025 - £444pa.
Local Estate Charge - £ TBC
Council Tax Band - F
EPC Rating -

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.

