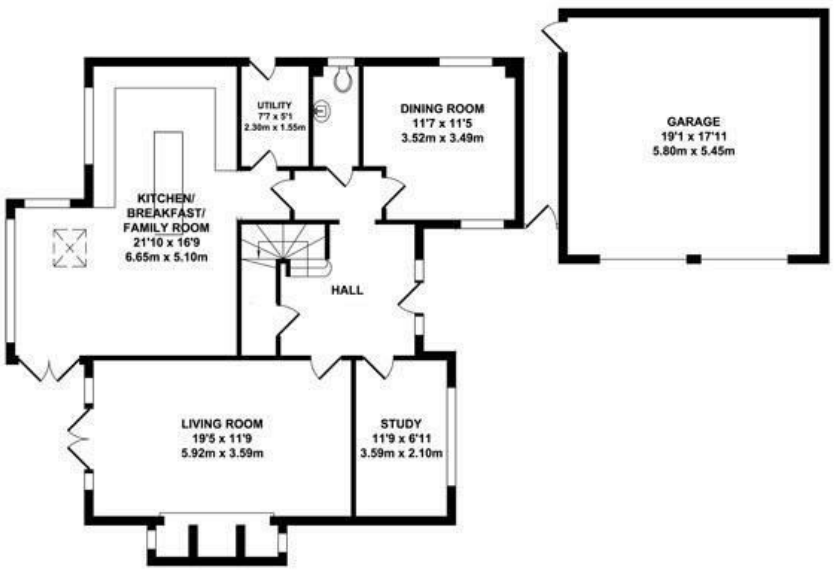
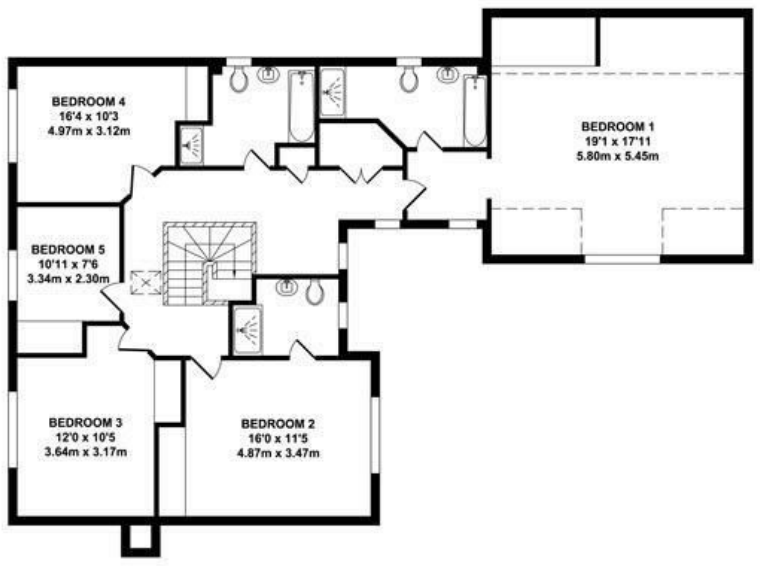


GROUND FLOOR
APPROX. FLOOR AREA
1373 SQ.FT.
(127.56 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
1324 SQ.FT.
(123.05 SQ.M.)

TOTAL APPROX. FLOOR AREA 2698 SQ.FT. (250.61 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



Bovarde Avenue

Kings Hill ME19 4EF

Offers Over £925,000

Tenure: Freehold

Council tax band: G

KHP
www.khp.me

CHAIN FREE

A DESIRABLE five bedroom detached property sitting on a CORNER PLOT at the end of a private cul de sac. Within close proximity to local amenities, primary schools, woodland walks and Kings Hill's golf club.

Internally the accommodation comprises a generous entrance hall with coat, cloakroom WC, sitting room with beautiful 'inglenook' fire place, dining room, study, utility room and newly fitted kitchen/dining room.

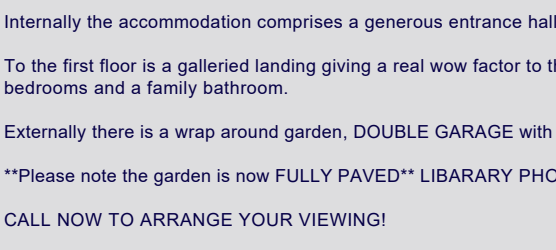
To the first floor is a galleried landing giving a real wow factor to the house. There is a substantial master bedroom with extensive fitted wardrobes and EN SUITE bathroom, second largest bedroom also benefiting from an EN SUITE, three further bedrooms and a family bathroom.

Externally there is a wrap around garden, DOUBLE GARAGE with parking in front with additional parking to the side of the garage.

Please note the garden is now FULLY PAVED LIBARARY PHOTO**

CALL NOW TO ARRANGE YOUR VIEWING!

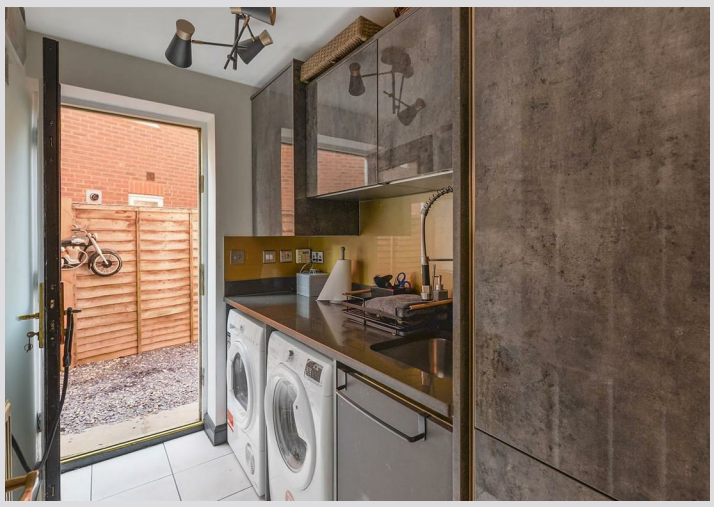
- 5 Bedrooms
- Detached Family Home
- 3 Reception Rooms
- Newly Fitted Kitchen / Dining Room
- 2 En Suites
- Double Garage & Driveway For Multiple Vehicles
- Accommodation Is Arranged Over 2 Floros
- Utility Room
- Fitted Wardrobes In All Bedrooms
- CHAIN FREE













ADDITIONAL INFORMATION

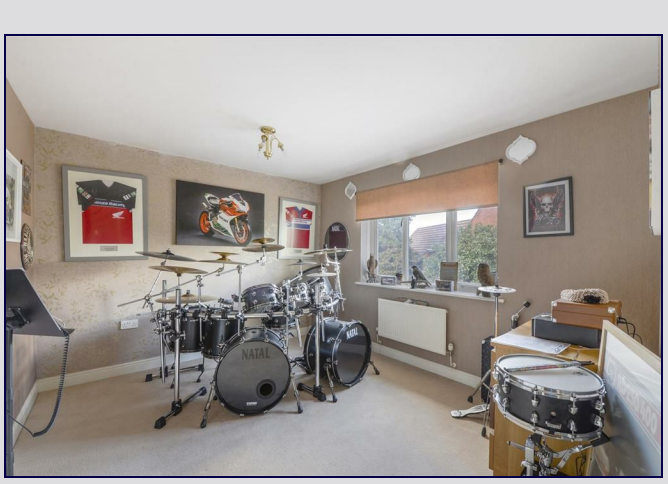
Kings Hill Management Charge - £427 Per annum
Local Estate Charge - TBC
The current owners have installed the kitchen in 2021
EPC- D
Tax band- G

LOCAL INFORMATION FOR KINGS HILL

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 and maintenance 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 among 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 bus service 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 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, 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 there is Asda 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.



