



GROUND FLOOR
APPROX. FLOOR AREA
762 SQ.FT.
(70.80 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
600 SQ.FT.
(55.70 SQ.M.)

TOTAL APPROX. FLOOR AREA 1362 SQ.FT. (126.50 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



Mcarthur Drive
Kings Hill ME19 4GW
Guide Price £600,000

Tenure: Freehold

Council tax band: F



****GUIDE PRICE £600,000 - £625,000 ****

FANTASTIC KITCHEN EXTENSION* *GOOD PARKING AMENITIES* *LANDSCAPED GARDEN

An **IMMACULATELY** presented four bedroom detached home situated in a favoured position close to Discovery School, the Cricket Ground, the Sports Park and Woodland Walks. We recommend viewing at your earliest convenience to appreciate the specification of this home.

Internally the accommodation arranged over two floors comprising entrance hall, cloakroom WC, study, sitting room and an extended open plan kitchen/dining/family room with an extensive selection of cupboards and attractive feature [electric] fire. To the first floor is the main bedroom with built in wardrobes and ensuite shower, 3 further bedrooms and main bathroom.

Externally the property benefits from a single car port and driveway. The property can comfortably accommodate 3 cars. The rear garden is has been beautifully landscaped in a low maintenance fashion to include patio area, artificial lawn, raised planter beds and mature pleached trees to enhance your privacy. There is also a large shed for extra storage.

- Detached House
- Fabulous Kitchen Extension
- Good Parking Amenities
- Living Room
- Study
- 4 Bedrooms
- Ensuite, Bathroom & Cloakroom
- Car Port and Parking for 3 Cars
- Close to Discovery School, Cricket Ground & Woodland Walks



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 80 | 83 | | |

England & Wales EU Directive 2002/91/EC



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.

ADDITIONAL INFORMATION

Freehold
 Kings Hill Management Charge for 2025 - £444pa.
 Local Estate Charge (Mcarthur Park) - Approx. £350pa
 Built by Hillreed
 Council Tax Band F
 EPC Rating B

DISCLAIMER

All dimensions are approximate and any floor plans are for guidance purposes only. Reference to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavor to make our sales particulars as accurate as possible, all interested parties must verify their accuracy themselves.

