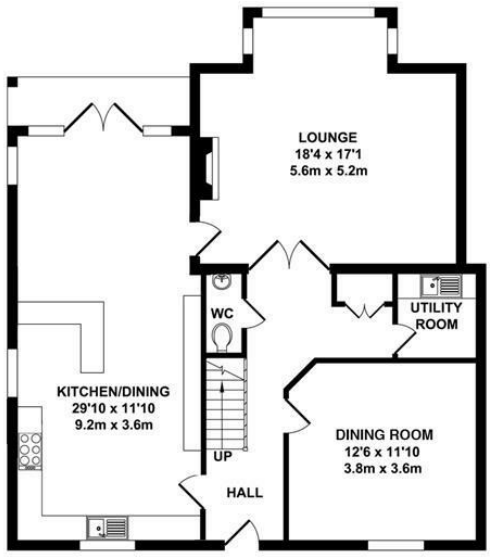
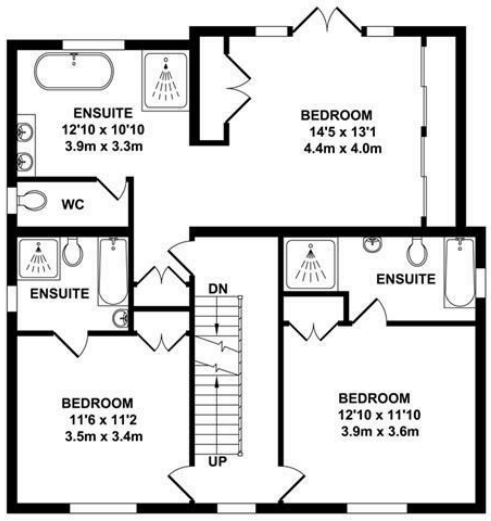
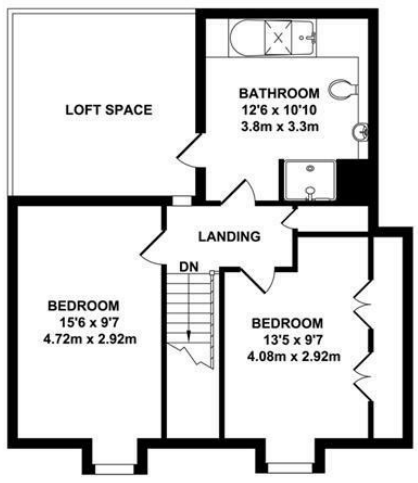


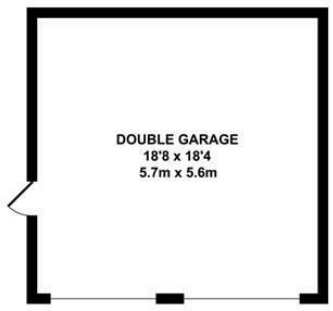
GROUND FLOOR
APPROX. FLOOR AREA
914 SQ. FT.
(84.88 SQ. M)



FIRST FLOOR
APPROX. FLOOR AREA
920 SQ. FT.
(85.46 SQ. M)



SECOND FLOOR
APPROX. FLOOR AREA
538 SQ. FT.
(49.96 SQ. M)



GARAGE
APPROX. FLOOR AREA
344 SQ. FT.
(31.92 SQ. M)

TOTAL APPROX. FLOOR AREA 2715 SQ.FT. (252.22 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 misstatement. 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.

The Property Ombudsman

KHP
www.khp.me

01732 522 822
info@khp.me

OnTheMarket.com
rightmove
Zoopla.co.uk
Smarter property search

Braeburn Way

Kings Hill ME19 4EA

Guide Price £825,000

Tenure: Freehold

Council tax band: G

KHP
www.khp.me

** CHAIN FREE**

This substantial five bedroom detached house forms part of an attractive tree lined walk way in the heart of Kings Hill. Braeburn Way is one of the most coveted roads on Kings Hill and boasts an enviable position with a short walk to all local shops & amenities including the Waitrose store, Kings Hill Golf Course and local schools.

Internally the accommodation is arranged over three floors and offers a modern, contemporary finish and high ceilings throughout. To the ground floor, there is a large, welcoming entrance hall, a lounge to the rear and a dining room/study to the front. The property is complemented with a utility and cloakroom and an open plan kitchen/diner which we're sure will prove to be the real hub of this delightful family home.

One of the most distinct features of this home, is the spacious master bedroom with luxury ensuite and extensive built in wardrobes. Two other double bedrooms, also with ensuite bathrooms and fitted wardrobes complete the first floor. On the second floor there are two additional double bedrooms and a family bathroom with eves storage.

Externally there is an enclosed front garden and a low maintenance private rear garden with access gate to the detached double garage providing parking for several vehicles.

- Impressive Detached House
- Modern, High Specification Finishes
- Contemporary Kitchen/Diner
- Two Reception Rooms
- 5 Genorous Size Bedrooms
- 4 Bathrooms
- Attractive Walkway Location
- Centrally Located, Close to Amenities
- Double Garage & Driveway
- NO ONWARD CHAIN









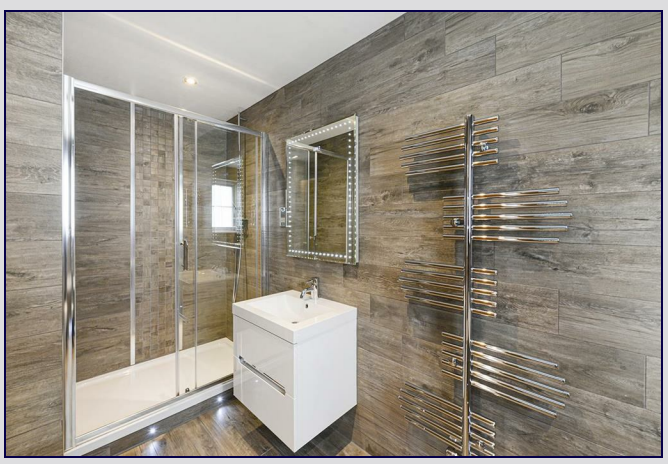




LOCAL INFORMATION

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.

Kings Hill offers excellent commuting facilities with easy access to 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, two highly coveted primary schools (for details see kingshillschool.org.uk and discovery.kent.sch.uk) and a youth club. The range of sports and leisure facilities are excellent. It includes shops, cafes, restaurants, 18-hole 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 the Asda and Waitrose supermarkets, eateries and further amenities such as (hairdressers, pharmacy, doctors, dentist and much more) can be found.



ADDITIONAL INFORMATION

Freehold
EPC - B
built in approx 2008
Council Tax Band G
UPVC Double Glazing
Gas Central Heating (new boiler in 2019)
Kings Hill Management Charge - £462 pa Approx
Local Estate Charge - None
CCTV cameras
Cat 6 wired throughout the property
Fibre Optic Internet
Water Softener fitted
Reverse Osmosis Drink water filter
Loft space over garage. Eves Storage on Top Floor.
Bedroom fitted furniture is Sharps.
Kitchen appliances are all Bosch and installed in 2020.
New carpets and floorings in 2020.
Garden benefits from mains gas for an outdoor kitchen/heaters etc.
Garage has cabling ready for electric car chargers.



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.

