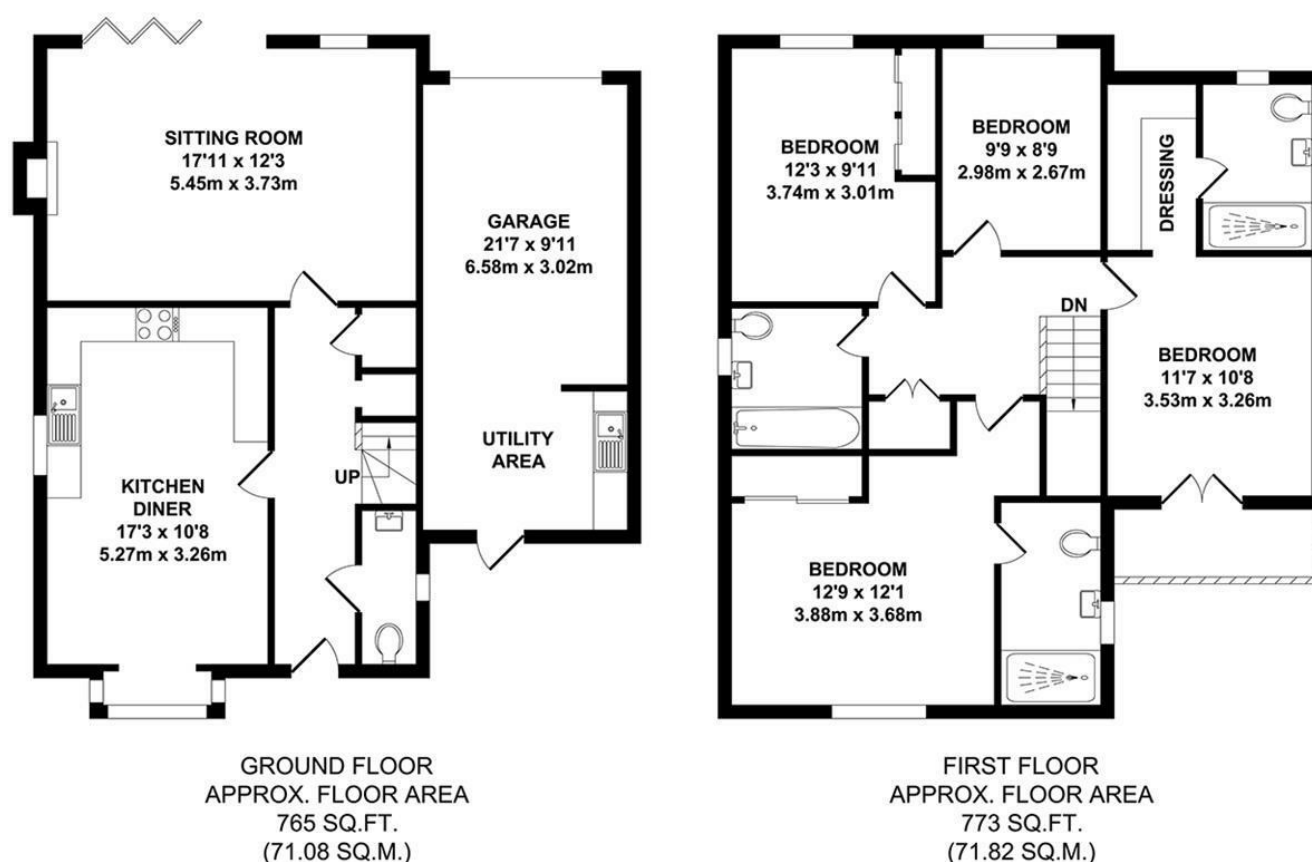




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Beacon Avenue
Kings Hill ME19 4LH
Guide Price £590,000

Tenure: Freehold

Council tax band: G



** GUIDE PRICE £590,000-615,000 **

This beautifully presented four-bedroom detached home offers an excellent opportunity for buyers seeking more space and a higher standard of living. Ideally situated in a convenient location, the property is close to outstanding schools, a sports park, and a range of local amenities.

The ground floor features a modern kitchen/dining room, a downstairs WC, and a spacious living room with bi-fold doors opening directly onto the rear garden, creating an ideal space for both family living and entertaining.

Upstairs, there are four well-proportioned bedrooms. Two bedrooms benefit from en-suite shower rooms, while two also feature fitted wardrobes. The principal bedroom enjoys the added luxury of a walk-in wardrobe.

Externally, the property offers a low-maintenance rear garden with gated access leading to the driveway and garage, providing tandem parking for multiple vehicles. The garage serves as valuable storage space and is currently configured to include a practical utility area.

Early viewing is highly recommended. Contact us today to arrange your appointment.

- Detached
- 4 bedrooms
- Two Ensuites
- Fitted wardrobes
- Garage
- Low maintenance garden
- Great location
- Modern Kitchen Diner
- Council tax band - G

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		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
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 - G
EPC Rating - TBC

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.

