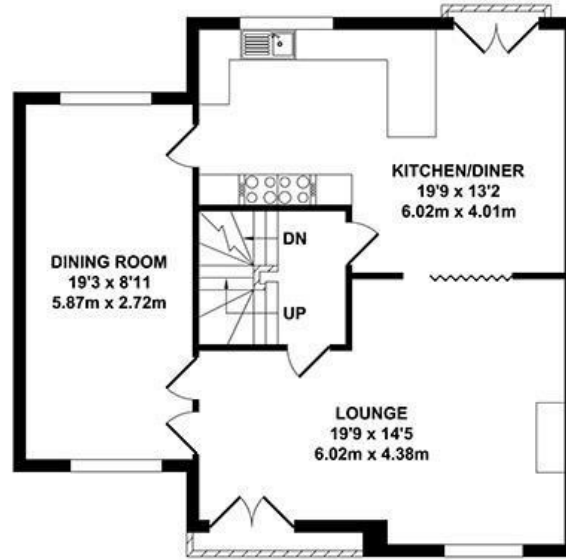
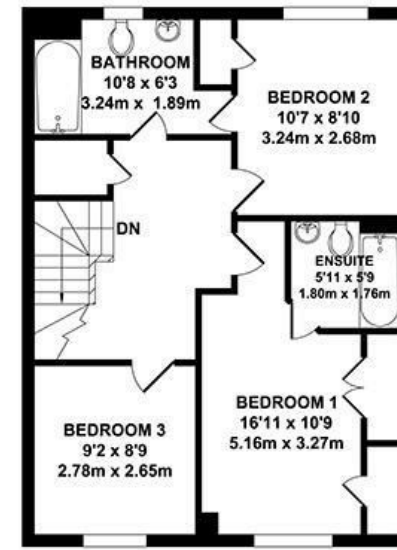


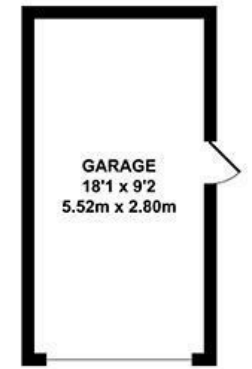
**GROUND FLOOR**  
APPROX. FLOOR AREA  
705 SQ.FT.  
(65.50 SQ.M.)



**FIRST FLOOR**  
APPROX. FLOOR AREA  
737 SQ.FT.  
(68.46 SQ.M.)



**SECOND FLOOR**  
APPROX. FLOOR AREA  
582 SQ.FT.  
(54.06 SQ.M.)



**OUTBUILDING**  
APPROX. FLOOR AREA  
166 SQ.FT.  
(15.46 SQ.M.)

**TOTAL APPROX. FLOOR AREA 2190 SQ.FT. (203.48 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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**Maypole Drive**  
Kings Hill ME19 4BP  
Guide Price £600,000

Tenure: Freehold

Council tax band: G



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

This attractive 4/5 bedroom town house is situated in a prime location in the heart of Kings Hill just 5 minutes walk from shops and amenities. It is accessed via a private road and enjoys looking out to the landscaped green spaces that line Tower View. Boasts a garage, a car port and driveway.

The accommodation is arranged over three floors and provides 2200sqft of versatile space. The ground floor comprises of a bedroom 4, utility room, cloakroom, bedroom 5 with en-suite and French doors leading to the garden (which also makes for a great garden room/study).

To the first floor is the formal sitting room with a feature balcony, kitchen/breakfast room and a dining room. To the second floor is the main bedroom with en-suite, two further bedrooms and a main bathroom that is also jack and jill to bedroom 2.

Externally the property offers a low maintenance rear garden, garage, carport and driveway plus the landscaped green space outside your front door!

- Semi-Detached Town House (Just under 2200sqft)
- Incredibly Versatile Layout
- Attractive Location Fronting Tower View Green Space
- Garage, Car Port & Driveway
- 4/5 Bedrooms
- 2 Ensuites, Bathroom & Cloakroom
- Kitchen/Diner
- 2/3 Reception Rooms
- Utility Room
- Cul de Sac location



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	85	69	79

Energy Efficiency Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-54), G (1-20).  
 Environmental Impact (CO<sub>2</sub>) Rating: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-54), G (1-20).



**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.

**ADDITIONAL INFORMATION**

- Freehold
- Kings Hill Management Charge for 2025 - £444pa
- Water Softener installed
- Built in 2004
- Council Tax Band G
- EPC Rating C
- New Boiler (installed in 2025)
- Porcelain tiles in the hallway and dining room

**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 particulars as accurate as possible, all interested parties must verify their accuracy themselves.

