



GROUND FLOOR
APPROX. FLOOR AREA
594 SQ.FT.
(55.16 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
542 SQ.FT.
(50.34 SQ.M.)

GARAGE
APPROX. FLOOR AREA
168 SQ.FT.
(15.61 SQ.M.)

TOTAL APPROX. FLOOR AREA 1304 SQ.FT. (121.10 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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Edgar Close
Kings Hill ME19 4JE
Guide Price £465,000

Tenure: Freehold

Council tax band: E



Guide Price: £465,000 - £475,000

This impressive three-bedroom semi-detached home offers over 1,300 sq ft of well-presented accommodation, providing generous living space throughout.

The ground floor features a modern kitchen/dining room, a spacious entrance hallway, a convenient downstairs WC, a dedicated study, and a bright living room with direct access to the low-maintenance rear garden.

Upstairs, the property comprises three well-proportioned bedrooms, including a superb principal bedroom benefiting from an en-suite shower room and a walk-in wardrobe. A spacious landing and a contemporary family bathroom complete the first-floor accommodation.

Externally, the property enjoys a low-maintenance rear garden with rear access, as well as a detached garage and an allocated parking space adjacent to it.

This fantastic home combines space, practicality, and modern living, making it an ideal choice for families and professionals alike.

- Study
- Well presented
- Garage
- Ensuite
- Walk in wardrobe
- Great location
- Close to shops
- Close to schools
- 3 Bedroom semi detached



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
(92-100) A	(92-100) A	(92-100) A	(92-100) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G

England & Wales EU Directive 2002/91/EC

ADDITIONAL INFORMATION

Freehold
 Kings Hill Management Charge for 2025 - £444pa.
 Local Estate Charge - £TBC
 Built in 2005
 Council Tax Band - E
 EPC Rating - C

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.

