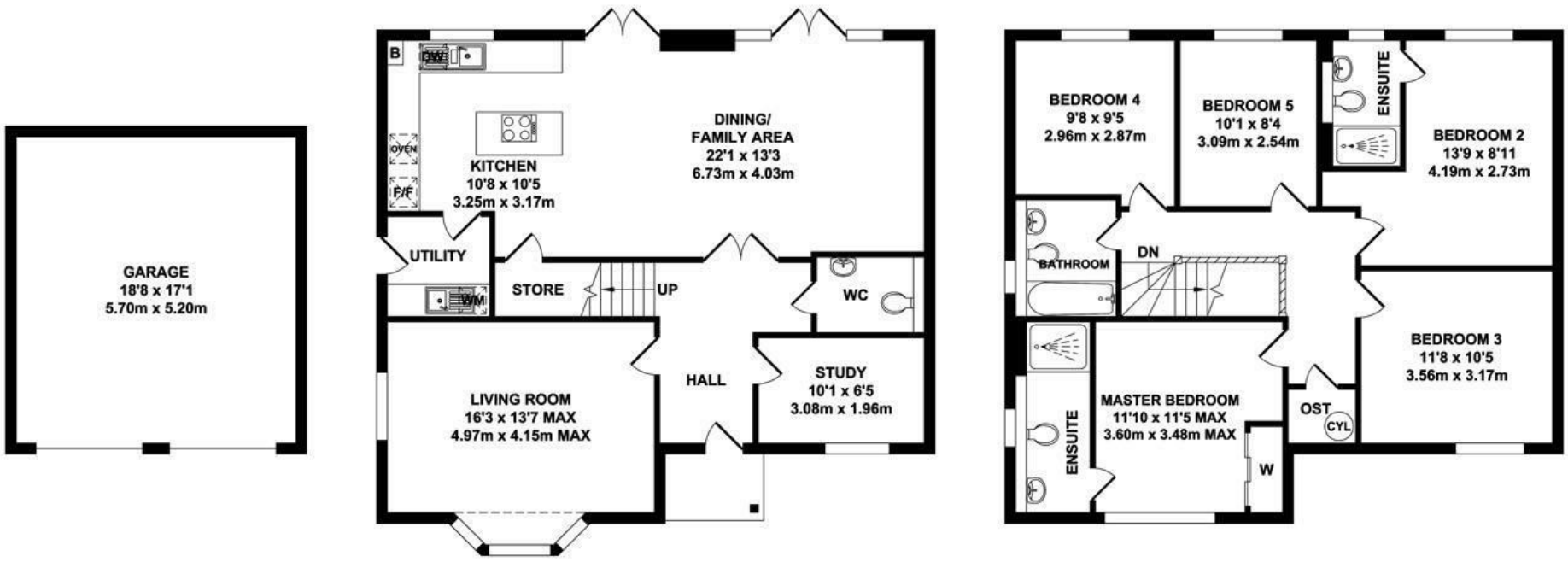


GARAGE
APPROX. FLOOR AREA
319 SQ.FT.
(29.64 SQ.M.)

GROUND FLOOR
APPROX. FLOOR AREA
886 SQ.FT.
(82.29 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
874 SQ.FT.
(81.17 SQ.M.)

TOTAL APPROX. FLOOR AREA 2079 SQ.FT. (193.10 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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The Property Ombudsman

KHP
www.khp.me

01732 522 822
info@khp.me

OnTheMarket.com

rightmove

Zoopla.co.uk
Smarter property search



Pixie Walk

Kings Hill ME19 4NW

Guide Price £750,000

Tenure: Freehold

Council tax band: G

KHP
www.khp.me

This impressive five DOUBLE BEDROOM family home is situated in the ever popular Phase 2 development of Kings Hill, just a short distance from The Discovery School, Kings Hill Sports Park and Woodland Walks. The property is offered in immaculate condition throughout.

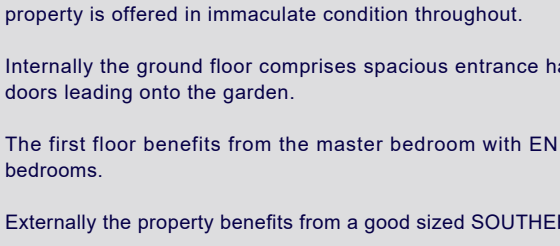
Internally the ground floor comprises spacious entrance hall, study, good sized living room with bay window, cloakroom, utility room and beautiful OPEN PLAN kitchen/family living area to the rear with 2 sets of patio doors leading onto the garden.

The first floor benefits from the master bedroom with EN SUITE shower room, 2nd bedroom which accommodates the 2ND EN SUITE shower room and fitted wardrobe, family bathroom and further 3 good sized bedrooms.

Externally the property benefits from a good sized SOUTHERLY FACING rear garden, DOUBLE GARAGE and two spaces in front.

Call now to book your viewing!!

- 5 Bedrooms
- Detached House
- Double Garage & Two spaces in front
- 2 En Suites
- Open Plan Kitchen/Diner
- Utility Room
- Study
- Cloakroom W/C
- Close To The Discovery School
- Walkway Position













ADDITIONAL INFORMATION
Double Glazing
Kings Hill Management Charge - £462pa
Local Estate Charge - £TBC
Built by 2016 by Bellway
Tax band- G

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.

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.









