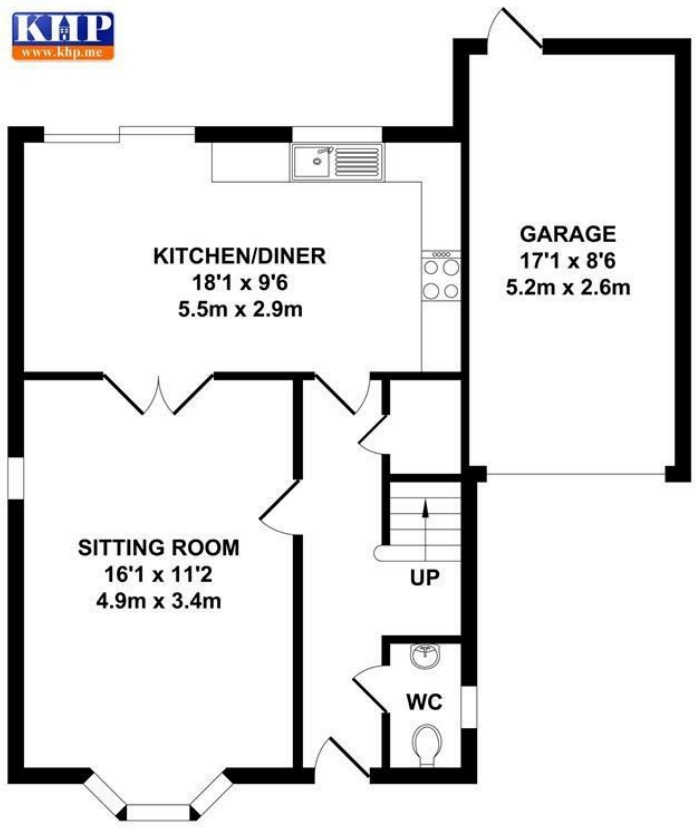
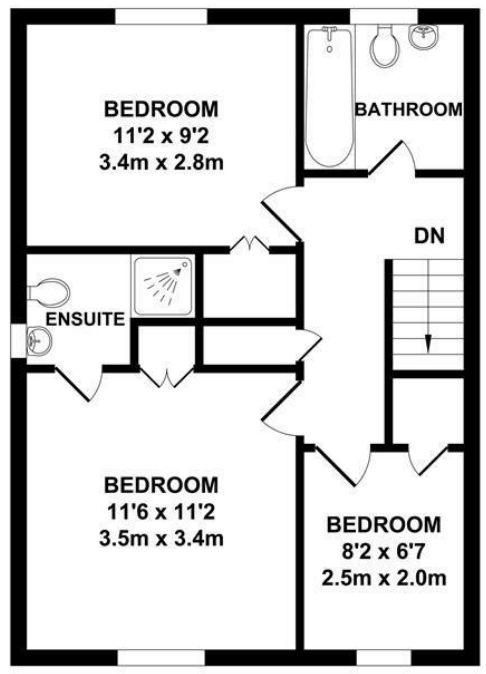



GROUND FLOOR
APPROX. FLOOR AREA
626 SQ. FT.
(58.13 SQ. M)




FIRST FLOOR
APPROX. FLOOR AREA
469 SQ. FT.
(43.61 SQ. M)

TOTAL APPROX. FLOOR AREA 1095 SQ.FT. (101.74 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.
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01732 522 822
info@khp.me



# Langley Way

Kings Hill ME19 4NJ

Offers Over £450,000

**Tenure: Freehold**

**Council tax band: E**

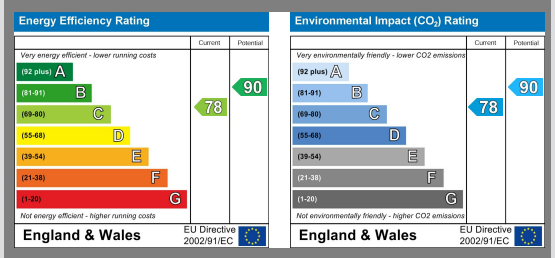
A well presented three-bedroom linked detached home, ideally situated within close proximity to Discovery School, a selection of attractive green spaces including Waterloo, Emerald, and Orchard Parks, and conveniently near Liberty Square with its range of shops and local amenities.

The property offers well-appointed accommodation throughout, comprising an inviting entrance hall, a cloakroom/WC, a comfortable sitting room, and a spacious open-plan kitchen and dining area—perfect for modern family living and entertaining.

Upstairs, the first floor features a generous master bedroom complete with en suite facilities, two additional well-proportioned bedrooms, and a contemporary family bathroom.

Externally, the home benefits from an enclosed rear garden, a single garage, and a driveway providing off-road parking to the side of the property.

- 3 Bedrooms
- Linked detached
- Driveway and Garage
- South facing garden
- Open plan kitchen diner
- Spacious livign room
- Close to schools and parks
- Close to amenities
- Ensuite
- CALL NOW TO ARRANGE YOUR VIEWING!

















## ADDITIONAL INFORMATION

Council Tax Band E
UPVC Double Glazing,
Kings Hill Management Charge - £444 PA
Local Estate Charge (Omnicroft) - £280 PA
built by - Persimmon Homes in 2013

## 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 and maintenance services 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 amongst the local residents. 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, three highly coveted primary schools (for details seekingshill.viat.org.uk, 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 PGA championship golf course, David Lloyd health club, sports park, community centre with range of classes and activities, 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.

### 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.







