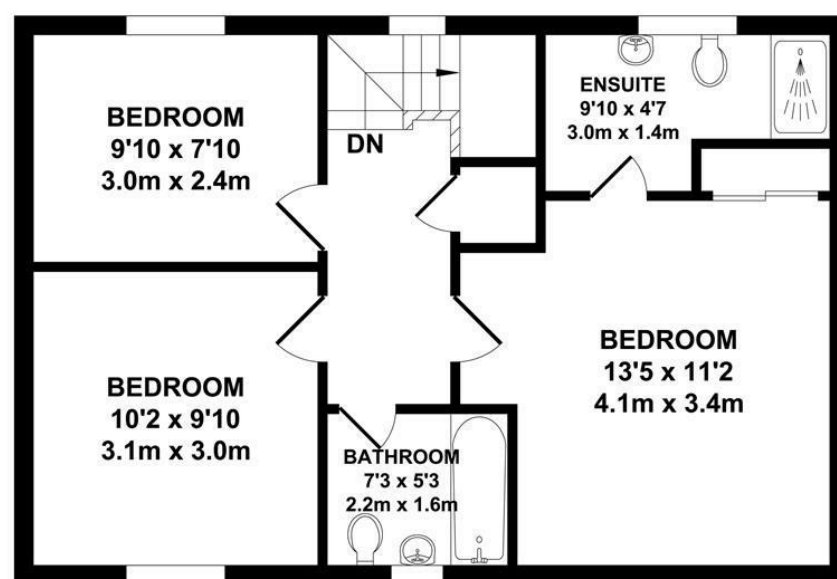


GROUND FLOOR
APPROX. FLOOR AREA
522 SQ. FT.
(48.45 SQ. M)



FIRST FLOOR
APPROX. FLOOR AREA
506 SQ. FT.
(47.04 SQ. M)

TOTAL APPROX. FLOOR AREA 1028 SQ.FT. (95.49 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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8 Liberty Square, Kings Hill, Kent, ME19 4AU
01732 522 822
info@khp.me



Clarence Way
Kings Hill ME19 4QT
Guide Price £425,000

Offered for sale is this three bedroom detached family home which forms part of a small quiet cul de sac. Offering spacious accommodation and excellent access to all of the amenities on Kings Hill.

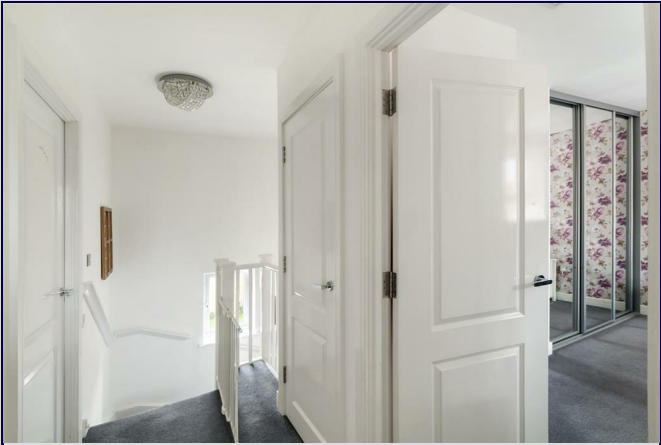
the property is in close proximity to Discovery School, Kings Hill Sports Park and woodland walks. Also benefiting from the nearby cricket pitch which holds weekly cricket matches through the summer.

Accommodation comprises entrance hall, sitting room, separate kitchen/dining room, downstairs w/c and to the first floor, three bedrooms, an en suite to master, plus a family bathroom. Externally there is an enclosed rear garden, parking and a garage and driveway. We recommend viewing at your earliest convenience.

- Three Bedroom
- Detached Family Home
- Sitting Room
- Open Plan Kitchen / Dining
- En Suite to Master
- Family Bathroom
- Close to Discovery School
- Rear Garden
- Garage & Driveway
- Remaining NHBC Guarantee

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
79	90	79	89

England & Wales EU Directive 2002/91/EC



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 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 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 there is Asda and Waitrose supermarkets, eateries and further amenities such as (hairdressers, pharmacy, doctors, dentist and much more) can be found.

ADDITIONAL INFORMATION
Council Tax Band E
UPVC Double Glazing,
Kings Hill Management Charge - £341pa,

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.

