



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metreplan 4.02.21

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Bramley Way
Kings Hill ME19 4BD
£1,650



We are pleased to bring this 4 bedroom family home to the market. Briefly comprising to the ground floor; lounge, kitchen, dining room, conservatory and cloakroom with w.c, access to integral garage. To the first floor there is the master bedroom with en suite, bedrooms 2, 3 and 4 all with integrated wardrobes and the family bathroom. Externally there is a rear garden and private driveway with parking for approx 2 cars. Viewings are recommended to appreciate the quality of the refitted kitchen and south facing garden.

Available 9th April 2018

- Detached
- 4 Bedrooms
- 2 Reception Rooms
- Conservatory
- 2 Bathrooms
- South Facing Garden
- Integral Garage
- Driveway for two cars
- Available 9th April



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	A (81-91)	A (92 plus)	A (81-91)
B (81-91)	B (69-80)	B (81-91)	B (69-80)
C (69-80)	C (55-68)	C (69-80)	C (55-68)
D (55-68)	D (39-54)	D (55-68)	D (39-54)
E (39-54)	E (21-38)	E (39-54)	E (21-38)
F (21-38)	F (11-20)	F (21-38)	F (11-20)
G (11-20)	G (1-10)	G (11-20)	G (1-10)
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC



Hallway

Lounge

15'9"x10'10"

Bay window looking to the front of the property, double glazed doors to the dining room and a radiator.

Kitchen

16'10"x10'0"

Two windows to the rear, part glazed door to the side, range of wall and base units with contrasting granite worktops, breakfast bar, integrated dishwasher, space for washing machine, free standing American fridge/freezer and Rangemaster cooker.

Dining Room

10'6"x9'6"

Double doors leading to conservatory.

Conservatory

15'1"x10'0"

French doors leading to the rear garden, ceramic tiled flooring, brick base, power and lighting.

Cloakroom

WC and wash basin.

Master Bedroom

11'10"x9'8"

With two single wardrobes and a double wardrobe and window looking to the front of the property.

En Suite

White suite comprising wash basin, w.c and double shower cubicle, shaver point, airing cupboard and obscured window.

Bedroom 2

14'1"x10'10"

Good size second bedroom with double built in wardrobe and window looking to the front of the property.

Bedroom 3

9'6"x6'10"

With single built in wardrobe and window looking to the rear of the property.

Bedroom 4

6'9"x6'9"

With single built in wardrobe and window looking to the rear of the property.

Family Bathroom

White suite comprising bath with shower attachment, wash basin and w.c, shaver point and obscured window.

EXTERNALLY:

Rear Garden - South facing, mainly laid to lawn with decking area, paved path and mature borders.

Integral Garage and Driveway for two cars.

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.

