



GARAGE
APPROX. FLOOR AREA
313 SQ. FT.
(29.12 SQ. M)

GROUND FLOOR
APPROX. FLOOR AREA
736 SQ. FT.
(68.40 SQ. M)

FIRST FLOOR
APPROX. FLOOR AREA
650 SQ. FT.
(60.39 SQ. M)

SECOND FLOOR
APPROX. FLOOR AREA
434 SQ. FT.
(40.36 SQ. M)

TOTAL APPROX. FLOOR AREA 2134 SQ.FT. (198.27 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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Diana Walk

Kings Hill ME19 4EN

Offers Over £700,000



FABULOUS LOCATION - this MODERN 5 bedroom detached property is situated directly facing the Cricket Green. Set away from the pavilion you enjoy the open views across the green from all the front facing rooms. The property is IMMACULATELY presented throughout and has a beautiful landscaped garden as well as the convenience of a DOUBLE GARAGE and driveway to the rear.

Internally the property offers entrance hall, study, sitting room, cloakroom, utility room and contemporary open plan kitchen/diner/family room with bi-fold doors to attractive and social garden. To the first floor is a master bedroom with built in wardrobes and ensuite, two further bedrooms and main bathroom. To the second floor are two further doubled bedrooms both with built in wardrobes and a bathroom.

Externally the property boasts an iron railed front garden with views across the green and a private, landscaped garden to the rear (south facing). Double garage with personal door from garden, boarded loft space and electric doors from driveway.

- Beautifully Presented Detached Home
- Facing the cricket pitch with direct views
- High Specification Kitchen/Diner
- 2 Reception Rooms
- 5 Good Size Bedrooms
- 2 Contemporary Bathrooms
- South Facing, Landscaped Garden
- Double Garage With Electric Doors
- Driveway for 2 Cars
- NO ONWARD CHAIN

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
<small>Not energy efficient - higher running costs</small>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



LOCAL INFORMATION FOR KINGS HILL

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 among 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 bus service 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 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, 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 G
- Double Glazing
- Plantation Shutters to some windows and Electric Blinds to kitchen bi-fold doors
- Gas Central Heating (boiler under service contract and recently had new Gledhill tank)
- Kings Hill Management Charge - £300pa
- Local Estate Charge - TBC
- Alarmed
- Garage Loft Partly Boarded For Storage
- Air Conditioning to Kitchen and Master Bedroom
- Kitchen appliances included are double ovens, warming drawer, induction hob, American fridge/freezer, wine fridge, dishwasher and boiling hot tap.
- Built by Charles Church

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.

