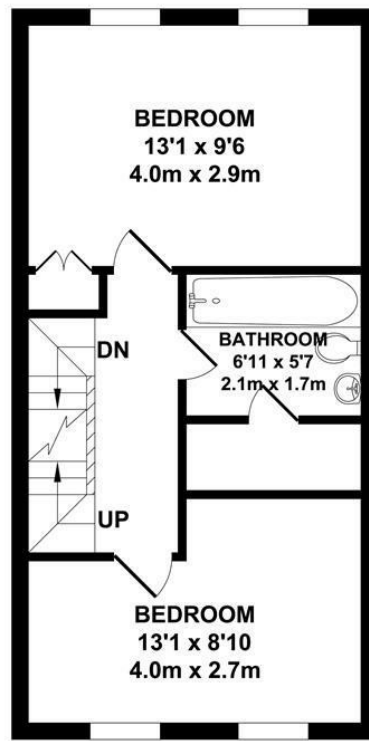
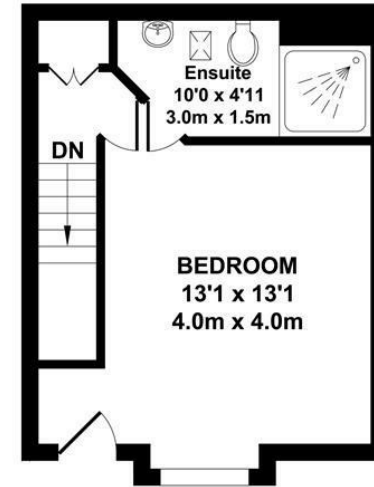


GROUND FLOOR
APPROX. FLOOR AREA
362 SQ. FT.
(33.60 SQ. M)



FIRST FLOOR
APPROX. FLOOR AREA
362 SQ. FT.
(33.60 SQ. M)



SECOND FLOOR
APPROX. FLOOR AREA
224 SQ. FT.
(20.79 SQ. M)



TOTAL APPROX. FLOOR AREA 947 SQ.FT. (87.99 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



Hazen Road
Kings Hill ME19 4JU
Offers Over £370,000



Well presented three bedroom terrace home situated in the heart of Kings Hill walking distance Liberty Square shops and Waitrose.

Internally accommodation is arranged over three floors comprising entrance hall, cloakroom WC, kitchen (with appliances included) and open plan sitting/dining room. To the first floor there are two double bedrooms and a family bathroom. To the second floor is the master bedroom with dressing area and en suite shower room.

Externally the property benefits from a low maintenance rear garden and a single garage with additional off road parking space.

- Three Double Bedrooms
- Terrace Property
- Kitchen with appliances
- Cloakroom WC
- Open Plan Sitting/Dining room
- En Suite to Master Bedroom
- Close to Local Amenities
- Rear Garden
- Garage & Driveway



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
87	87	74	86

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 E
 UPVC Double Glazing
 Kings Hill Management Charge - £300pa
 Local Estate Charge - £343pa

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.

