

GROUND FLOOR
APPROX. FLOOR AREA
493 SQ. FT.
(45.87 SQ. M)

FIRST FLOOR
APPROX. FLOOR AREA
417 SQ. FT.
(38.80 SQ. M)

TOTAL APPROX. FLOOR AREA 911 SQ.FT. (84.67 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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Lapins Lane
Kings Hill ME19 4LA
£1,350



A good sized 3 bedroom family home is situated in a quiet pocket of the ever popular Phase 1 development of Kings Hill, with easy access to Liberty Square where you will find the local amenities, Kings Hill Primary School and Valley Invicta Primary School. Lapins Lane has the benefit of being within walking distance of Pippin Way green, woodland walks and bridal path.

The accommodation comprises hallway, living room/diner, modern kitchen, cloakroom W/C, master bedroom with built in wardrobes and EN SUITE, second double bedroom and further third bedroom.

Externally there is a secure SOUTH FACING garden, driveway for 2 cars and integral single garage.

Available from 14th November onwards. Pet considered at £20pcm pet rent. Long term let.

- Terraced
- 3 Bedrooms
- Living Room/Diner
- Cloakroom W/C
- Two Double Bedrooms
- Modern Kitchen
- En Suite
- Single Garage & Driveway For 2 Cars
- South Facing Garden



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
(92-100) 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	

Very energy efficient - lower running costs
Very environmentally friendly - lower CO₂ emissions

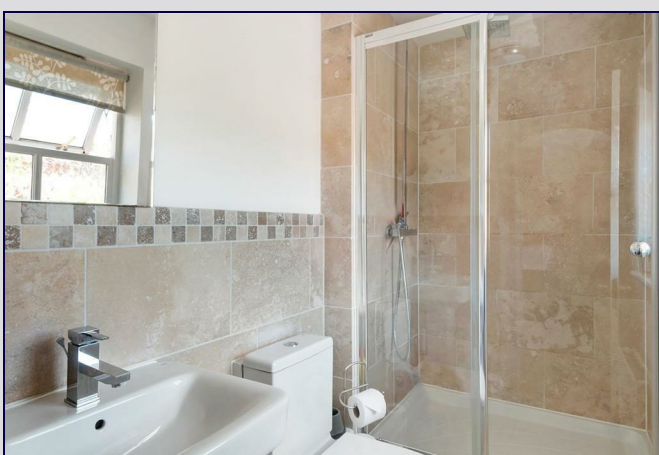
Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions

England & Wales 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 - F
Wooden Framed Double Glazing
Gas Central Heating

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.

