



**TOTAL APPROX. FLOOR AREA 1982 SQ.FT. (184.12 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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**Anson Avenue**  
West Malling ME19 4RA  
£825,000



ARE YOU LOOKING FOR A FAMILY HOME ON PHASE 1? If so look no further than this immaculate detached 4 bedroom 2 ensuite executive property overlooking the green.

With drive leading to double garage and set back from the road this imposing home is situated in a desirable road on the ever popular phase 1 of Kings Hill. The green opposite provides an attractive open space and a small play park. Perfect for those looking for their next family home.

As you can see from the floorplan, total floorspace available is 1982 sq ft. Once inside the attractive entrance hall leads to the contemporary kitchen and reception areas, defined but accessible giving the home a balanced flow. The galleried landing leads to 4 good size bedrooms, 2 with ensuite, and family bathroom.

To the rear the landscaped well tended garden is a really good size for properties in the area. There is an attractive summerhouse to remain and behind the garage there is more space, ideal as a separate play area or for pets.

In our opinion an excellent example of a popular house in a desirable location, call today to arrange your viewing.

- Detached executive home
- 4 bedrooms
- 2 en suites
- Phase 1
- Opposite green
- Double garage
- Attractive garden
- 4 reception areas
- Summer house
- Viewing encouraged



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-101) A		80	(92 plus) A
(81-91) B		70	(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
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

