

8 Liberty Square, Kings Hill, Kent, ME19 4AU
01732 522 822
info@khp.me



Monroe Way
Kings Hill ME19 4GN
£1,250



This WELL PRESENTED two bedroom coach house boasts STUNNING views across the Kings Hill cricket green. The property is located within the Discovery School catchment area and a short walk away from other amenities such as the Kings Hill Sports Park and Woodland Walks.

Internally you are greeted with one main reception room that consists of the living area, dining area and kitchen. The kitchen is complete with integrated appliances (Single oven, dishwasher, fridge/freezer, electric hobs, freestanding washing machine in storage cupboard). There are two bedrooms (the master with fitted wardrobes and ensuite) and main bathroom.

Externally the property offers one allocated parking space and small storage room externally accessed.

Long term let. Sorry no pets.

Available End Of December

- Two Bedrooms
- Coach House
- Open Living
- Stunning Views
- Local amenities in close proximity
- One allocated parking space
- Discovery School Catchment
- Available Towards End Of December



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(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
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	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.

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.

