



GARAGE
APPROX. FLOOR AREA
140 SQ.FT.
(13.05 SQ.M.)

GROUND FLOOR
APPROX. FLOOR AREA
635 SQ.FT.
(59.00 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
533 SQ.FT.
(49.53 SQ.M.)

SECOND FLOOR
APPROX. FLOOR AREA
533 SQ.FT.
(49.53 SQ.M.)

TOTAL APPROX. FLOOR AREA 1842 SQ.FT. (171.11 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 mis-statement. 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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Milton Lane
West Malling ME19 4HP
Guide Price £495,000



NO ONWARD CHAIN

An ATTRACTIVE 4 Bedroom Semi-Detached house situated within the HEART of Kings Hill, boasting great living space with the convenience of being a stones throw away from local amenities in Liberty Square such as Kings Hill Primary School, Kings Hill Golf Course, Spitfire Pub, restaurants, supermarkets and much more.

Internally the property is arranged over three floors. The ground floor comprises entrance hall, living room, downstairs W/C and kitchen/diner (finished with integrated appliances).

The first floor is greeted with the master bedroom complete with fitted wardrobe, walk in dressing area, plus EN SUITE facilities. This level also consists of the study/mezzanine area which is also accessible by it's personal staircase from the living room on the ground floor.

To the second floor you will find the family bathroom and second largest bedroom also benefiting from an EN SUITE and two further bedrooms.

Externally the property offers a south facing garden, gated car barn and a single allocated parking space.

CALL NOW TO BOOK YOUR VIEWING - VIRTUAL TOUR AVAILBLE UPON REQUEST

- NO ONWARD CHAIN
- 4 Bedrooms
- Semi Detached
- Kitchen/Diner
- Mezzanine Area
- Town house
- Allocated Parking
- Gated carbarn
- Southerly Facing Garden
- VIRTUAL TOUR AVAILBLE



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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.

ADDITIONAL INFORMATION

Council Tax Band - G
Gas Central Heating
Kings Hill Management Charge - £300pa,
Local Estate Charge - Approx £564pa (Lacuna Estate).

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.

