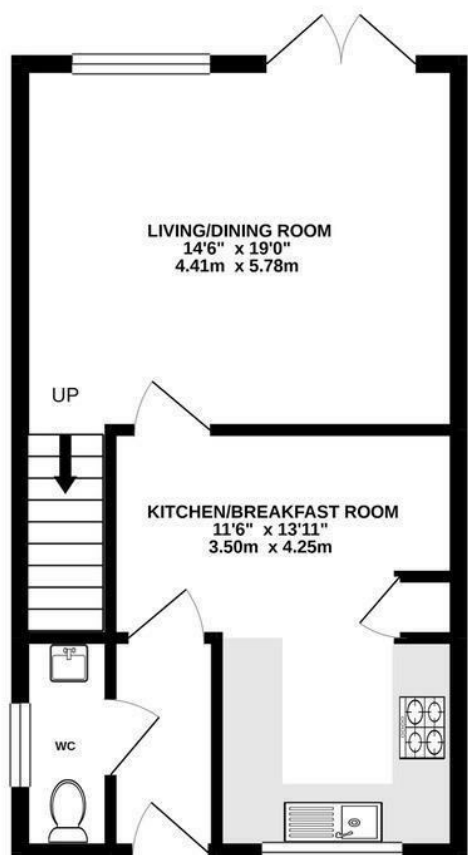
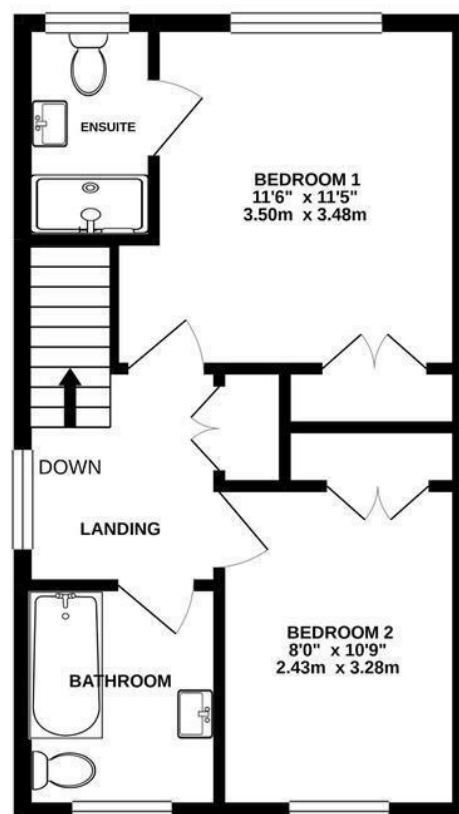


GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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info@khp.me



Porter Avenue  
Kings Hill ME19 4QN  
Offers Over £350,000

Tenure: Freehold

Council tax band: D

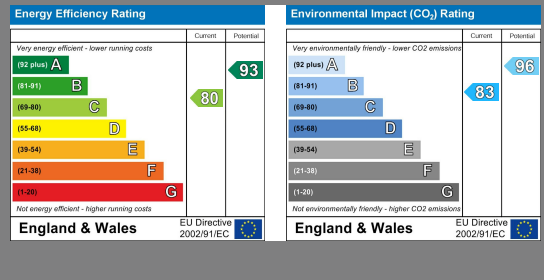




GUIDE PRICE £350,000-£375,000 - A modern and well presented two double bedroom semi-detached property situated in a quiet no through area facing an attractive, landscaped green space. Boasts a GARAGE and parking space. NO ONWARD CHAIN.

The accommodation comprises of hallway, cloakroom, living room, modern kitchen/diner, two bedrooms with built in cupboards, en-suite shower room and main bathroom

- Semi-Detached House
- Garage & Parking
- Kitchen/Diner
- Living Room
- 2 Double Bedrooms
- Bathroom, Ensuite & Cloakroom
- Rear Garden
- Attractive Green Space to Front
- NO ONWARD CHAIN



#### LOCAL INFORMATION

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, maintenance and 24 hour security services 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 amongst the local residents. Kings Hill offers excellent commuting facilities with easy access to the M20, a regular bus services to the nearby towns of Tonbridge, Maidstone and West Malling, as well as a direct 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, two highly coveted primary schools (for details see [kingshillschool.org.uk](http://kingshillschool.org.uk) and [discovery.kent.sch.uk](http://discovery.kent.sch.uk)) 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 with range of classes and activities, 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 the Asda and Waitrose supermarkets, eateries and further amenities such as (hairdressers, pharmacy, doctors, dentist and much more) can be found.

#### ADDITIONAL INFORMATION

Freehold  
Kings Hill Management Charge for 2025 - £444pa.  
Local Estate Charge - £226pa  
Built by Hillreed in 2013  
Council Tax Band D  
EPC Rating C  
UPVC double glazing  
Alarmed  
Gas central heating with current gas safety certificate.  
Current electrical safety certificate.

#### 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.

