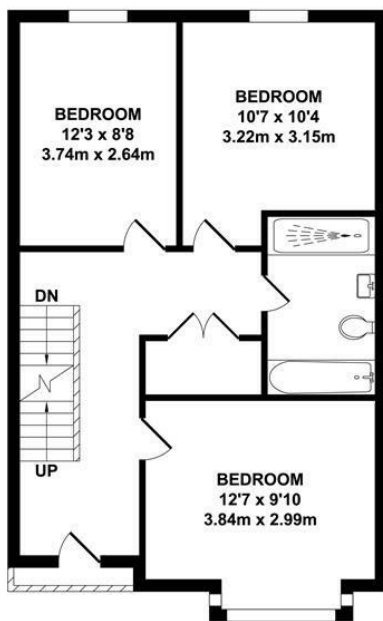


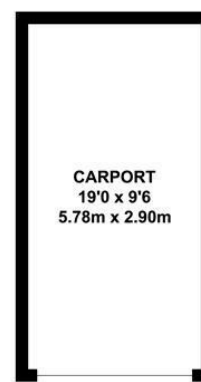
GROUND FLOOR
APPROX. FLOOR AREA
597 SQ.FT.
(55.44 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
598 SQ.FT.
(55.52 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
359 SQ.FT.
(33.36 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
180 SQ.FT.
(16.76 SQ.M.)

TOTAL APPROX. FLOOR AREA 1734 SQ.FT. (161.08 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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Beacon Avenue
Kings Hill ME19 4LH
Offers In The Region Of £525,000

Tenure: Freehold

Council tax band: F



DECEPTIVELY SPACIOUS and beautifully presented family home offering MODERN living spaces over three floors. A great location close to multiple parks, orchards and Discovery School. A distinct feature of this home is the size of its bedrooms!

Internally the accommodation comprises: entrance hall, cloakroom, sitting room and kitchen/dining room. The stairs and landings are a lovely feature of this home - having a high quality solid wood flooring laid. The first floor landing also has a door to a front facing balcony which lets in a great amount of natural light.

To the first floor there is a main bathroom and three double bedrooms. To the second floor there is a large main bedroom with extensive range of built in wardrobes and ensuite shower room.

Externally there is a walled rear garden that enjoys a good degree of privacy with a back access gate leading to the car port and parking area. As well as benefiting from two parking spaces there is also some visitor parking as you enter the court yard.

- End of Terrace House
- Close to Multiple Parks & Orchards
- Modern Kitchen/Diner
- Spacious Sitting Room
- 4 Large Double Bedrooms
- Ensuite, Bathroom & Cloakroom
- Walled Rear Garden
- Car Barn & 2 Parking Spaces
- Benefits from Remaining NHBC Warranty



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
86	94		

Energy Efficiency Rating: A (86-91), B (81-85), C (76-80), D (71-75), E (66-70), F (61-65), G (56-60).
 Environmental Impact (CO₂) Rating: A (92 plus), B (89-91), C (86-88), D (83-85), E (80-82), F (77-79), G (74-76).



ADDITIONAL INFORMATION

Freehold
 Kings Hill Management Charge for 2025 - £444pa
 Local Estate Charge (Gateway) - Approx £500pa
 Built by Bellway in 2018
 Remaining NHBC Warranty
 Council Tax Band F
 EPC Rating B
 Loft - 1/2 boarded with ladder.

LOCAL INFORMATION FOR KINGS HILL

Kings Hill is a modern, "American-style 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. 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, Charing Cross and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, 3 highly coveted primary schools and various clubs. The range of sports and leisure facilities are excellent. It includes shops, eateries, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, numerous play parks 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, Aldi and Waitrose supermarkets, eateries and further amenities (such as hairdressers, pharmacy, doctors, dentist and much more) can be found.

Anti Money Laundering Charges

By law we are required to conduct anti-money laundering checks on all potential buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

