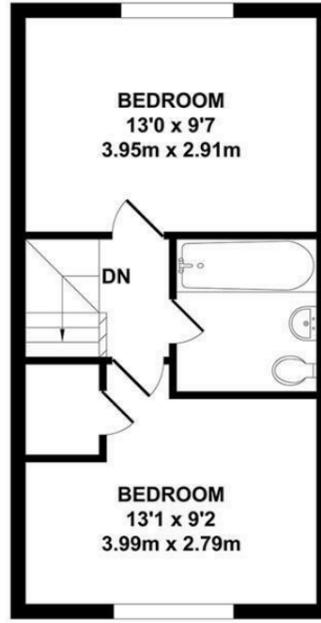


GROUND FLOOR  
APPROX. FLOOR AREA  
339 SQ.FT.  
(31.48 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
339 SQ.FT.  
(31.48 SQ.M.)

TOTAL APPROX. FLOOR AREA 678 SQ.FT. (62.96 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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01732 522 822  
info@khp.me



Amber Lane  
Kings Hill ME19 4FT  
Offers In The Region Of £350,000

Tenure: Freehold

Council tax band: D



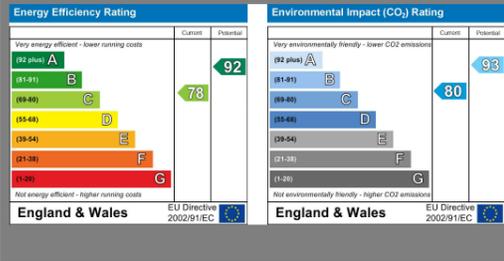
This modern terraced house on Amber Lane offers two well proportioned bedrooms, which makes it best suited for first time buyers, investors and small families!

Alongside its practical elements, the property also offers a family bathroom, downstairs toilet, modern kitchen and lounge dining area with doors that lead onto the south facing garden.

Externally, there is allocated parking in a private car park at the end of terrace where you can easily and safely park.

**CALL NOW TO ARRANGE YOUR VIEWING!**

- Terrace House
- 2 Double Bedrooms
- Modern Bathroom and Kitchen
- Lounge
- Allocated Parking
- Close to woodland walks & sports park
- **IDEAL FIRST TIME BUY OR INVESTMENT**



**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 - D
- Double Glazing
- Kings Hill Management Charge - £444pa
- Boiler replaced in 2020
- Built by Hillreed



**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.

