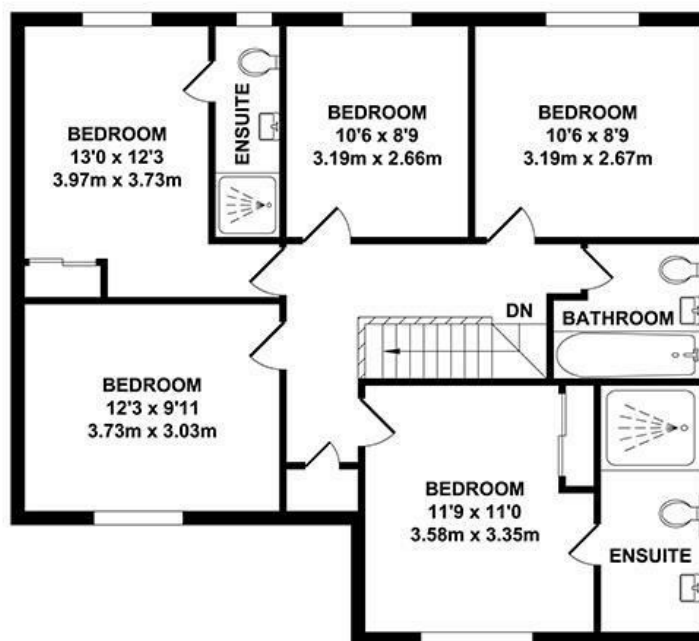




GROUND FLOOR
APPROX. FLOOR AREA
859 SQ.FT.
(79.78 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
849 SQ.FT.
(78.91 SQ.M.)



CARPORT
182 SQ.FT.
(16.69 SQ.M.)

TOTAL APPROX. FLOOR AREA 1890 SQ.FT. (175.38 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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Waterloo Walk
Kings Hill ME19 4QS
Offers Over £750,000

Tenure: Freehold

Council tax band: G



** GUIDE PRICE £750,000 - £775,000**

Simply STUNNING HOME! Well proportioned, stylish and IMMACULATELY presented. This five bedroom detached home fronts the attractive Waterloo Walk park and green space. Conveniently located for Discovery School, Kings Hill Sports Park and woodland walks.

The ground floor accommodation comprises a bright hallway, living room with feature bay window, a study, cloakroom, formal dining room, beautiful kitchen/diner and utility room. The ground floor enjoys connectivity to the garden from dining room, kitchen and utility room.

To the first floor you will find 5 DOUBLE bedrooms (2 of which are ensuite) and a contemporary family bathroom.

Externally the rear garden is a distinct feature of this home. SOUTH FACING and professional landscaped - it is your own peaceful oasis to relax in. The property benefits from a car barn and parking space to the rear.

- IMMACULATE, STYLISH CONDITION
- Landscaped, South Facing Garden
- Elegant Kitchen/Diner
- 2 Reception Rooms
- 5 Bedrooms
- Bathroom, 2 Ensuities & Cloakroom
- Utility room
- Study
- Car Barn & Driveway

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	
80		88	

England & Wales

EU Directive 2002/91/EC

England & Wales

EU Directive 2002/91/EC



LOCAL INFORMATION FOR HOLBOROUGH LAKES
Combine the pleasure of a country home with sophisticated modern living, all within easy reach of London at the Holborough Lakes development. This flagship community offers a stunning freshwater lake and two trim trails.

On site facilities include a nursery, Valley Invicta Primary School, Watersports Center, fully equipped residents gym, Village Hall with host of community events and activities and Marks & Spencer Simply Food store.

There is no need to travel far from Holborough Lakes to sample excellent local dining - some of the counties finest restaurants can be found in nearby West Malling. The local towns of West Malling (10 mins by car), Rochester (10 mins by car) and Maidstone (15 mins by car) are offer extensive amenities. For the true shopper Bluewater is only 20 minutes by car.

For the commuter you are a few minutes from Junction 4 of the M20 or there is a mainline Railway Stations at Snodland (4 mins by car).

ADDITIONAL INFORMATION

Freehold
Kings Hill Management charge - £444pa
Local Estate Charge (Gateway) - £288pa
Council Tax Band G
Built by Bellway in 2013

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.

