



GARAGE  
APPROX. FLOOR AREA  
337 SQ.FT.  
(31.32 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR AREA  
750 SQ.FT.  
(69.67 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR AREA  
733 SQ.FT.  
(68.12 SQ.M.)

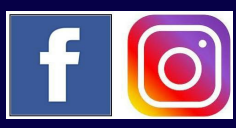
SECOND FLOOR  
APPROX. FLOOR AREA  
502 SQ.FT.  
(46.63 SQ.M.)

TOTAL APPROX. FLOOR AREA 2322 SQ.FT. (215.74 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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**Woodford Grove**  
Kings Hill ME19 4BX  
Guide Price £750,000

Tenure: Freehold  
Council tax band: G



GUIDE PRICE £750,000 - £775,000

An IMMACULATELY presented four double bedroom home occupying an envious position tucked at the end of a no through road, side on to a green space. Boasts a DOUBLE GARAGE and driveway. Within close proximity to local amenities, reputable primary schools and Kings Hill golf club. At over 2300sqft this home offers excellent space for any family.

Internally the ground floor comprises spacious entrance hall, double aspect living room, dining room, cloakroom, MODERN kitchen/breakfast room and utility room.

To the first floor is a guest bedroom with built in wardrobes and EN SUITE, two further double bedrooms and a family bathroom.

The main suite is on the second floor and benefits from a dressing area, Juliet balcony and EN SUITE shower room.

Externally there is a good sized rear garden with hot tub area, DOUBLE GARAGE and driveway.

- No Onward Chain Four Double Bedrooms
- Four Double Bedrooms
- Well Presented Throughout
- Double Garage & Driveway
- Nearby To Local Amenities
- Two En Suites
- Impressive Master Suite
- Reputable Primary Schools Nearby
- Accommodation Is Arranged Over Three Floors
- Semi Detached House



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-101) A		86	(92 plus) A
(81-91) B		79	(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

England & Wales EU Directive 2002/91/EC



#### 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.

#### ADDITIONAL INFORMATION

Freehold  
 Kings Hill Management Charge for 2025 - £370 plus VAT.  
 Local Estate Charge - None  
 Council Tax Band G  
 Hive Gas Central Heating (new boiler in 2018)  
 Alarmed  
 Property built in 2005  
 Loft is boarded.  
 Electric back gate which has fob access, keypad and a unit inside with 2 way communication, with Camera.

#### 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.

