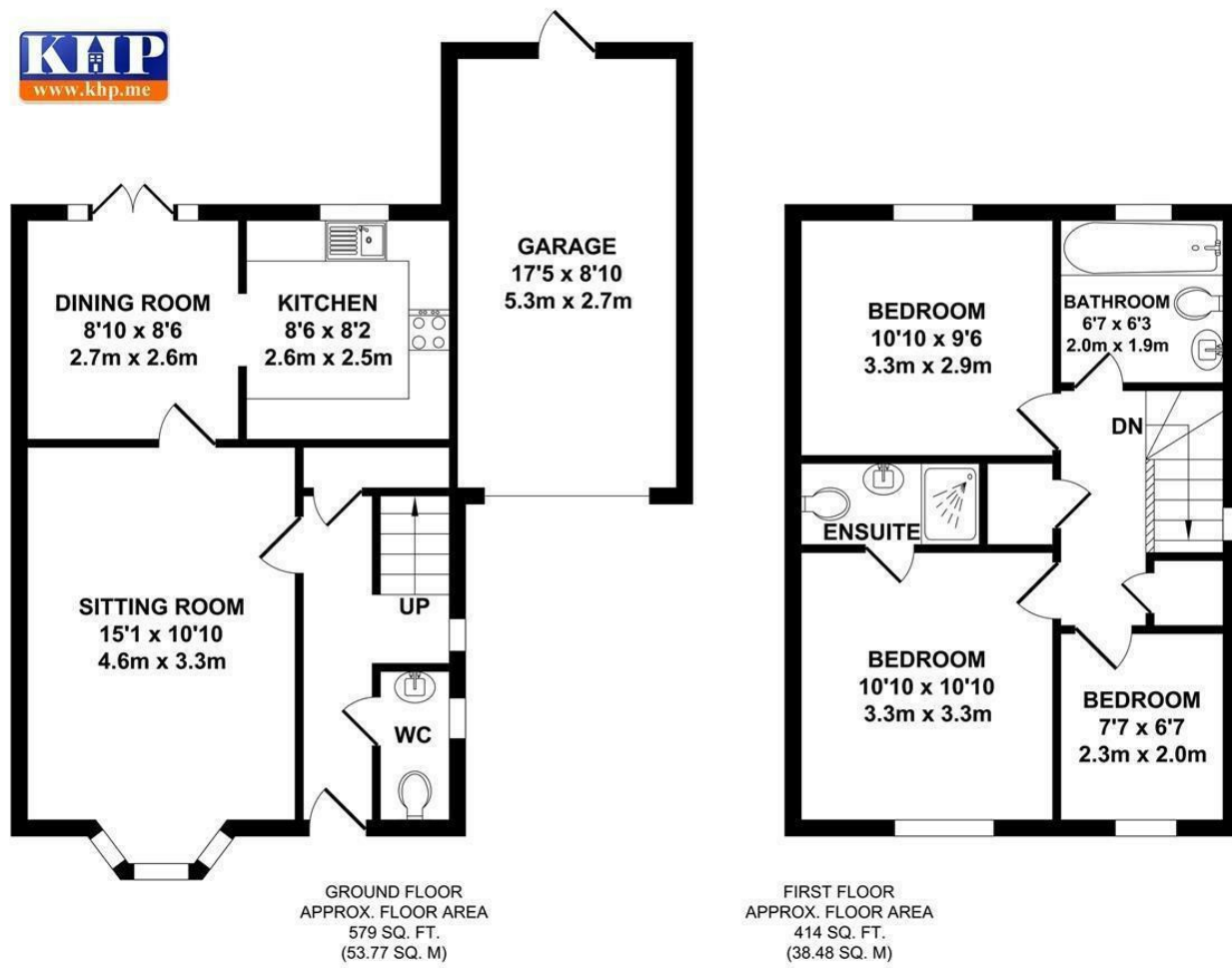




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Langley Way
Kings Hill ME19 4NJ
Guide Price £425,000

Tenure: Freehold

Council tax band: D

****CHAIN FREE****

A three bedroom semi detached house forming part of a small attractive Hillreed development. Langley Way is a quiet road with a variety of well designed homes and is located within the Discovery School catchment with good access to local amenities and woodland walks.

Internally the property comprises entrance hall, cloakroom wc, sitting room and a large open plan kitchen / dining room. To the first floor there is a master bedroom with en suite facilities, two further bedrooms and a family bathroom.

Externally there is an enclosed rear garden with walled and fenced boundaries, single garage and driveway to the side of the property. We recommend viewing at your earliest convenience.

- CHAIN FREE
- Garage and driveway
- 3 Bedrooms
- Semi detached
- Ensuite
- Kitchen diner
- Close to amenities
- CALL NOW TO ARRANGE YOUR VIEWING!

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(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		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



ADDITIONAL INFORMATION
Freehold
Kings Hill Management Charge for 2025 - £444pa.
Local Estate Charge - £tbc
Built by Hillreed
Council Tax Band - D
EPC Rating -

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.

