



GROUND FLOOR  
APPROX. FLOOR AREA  
539 SQ.FT.  
(50.04 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR AREA  
382 SQ.FT.  
(35.47 SQ.M.)

TOTAL APPROX. FLOOR AREA 920 SQ.FT. (85.51 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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Langley Way  
Kings Hill ME19 4NJ  
Asking Price £399,950

Tenure: Freehold

Council tax band: D



**\*\*CHAIN FREE\*\***

Kings Hill Properties are proud to present this well-presented two-bedroom semi-detached home on Langley Way. Benefitting from a driveway and garage to the side, this property is ideal for first-time buyers, downsizers, and investors alike.

The ground floor comprises a kitchen/diner, a comfortable lounge, and a convenient downstairs WC. The layout has been thoughtfully designed to provide practical and easy-to-maintain living spaces, making it a fantastic option for modern lifestyles.

On the first floor, the property offers two double bedrooms, including a principal bedroom with fitted wardrobes and an en-suite. A well-appointed family bathroom completes the upstairs accommodation.

Externally, the property benefits from a generous rear garden for a home of this type, offering a private and mature outdoor space, perfect for relaxing or entertaining.

**A VIEWING IS HIGHLY RECOMMENDED!**

- Chain free!
- 2 bedrooms
- Semi detached
- Driveway and Garage
- Ensuite
- Private garden
- Kitchen/diner
- Downstairs W/C



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	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		80	(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 <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



#### ADDITIONAL INFORMATION

Kings Hill Management Charge - £396pa  
Local Estate Charge - £256pa approximately  
Council tax band - D

#### 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.

#### 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.

