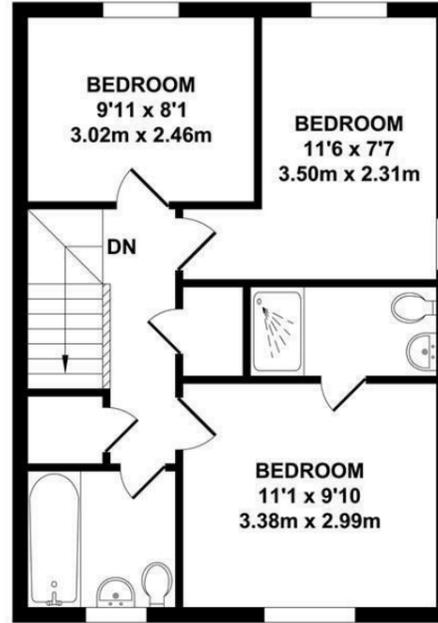


GROUND FLOOR  
APPROX. FLOOR AREA  
470 SQ.FT.  
(43.70 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
462 SQ.FT.  
(42.95 SQ.M.)

TOTAL APPROX. FLOOR AREA 933 SQ.FT. (86.65 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



Park Drive  
West Malling ME19 4XX  
Offers Over £460,000

Tenure: Freehold

Council tax band: E



This immaculately presented three-bedroom semi-detached home is ideally situated in a tranquil position with woodlands bordering the home and a lovely green frontage.

Set across two floors, this beautifully maintained Bellway-built property is only three years old and benefits from the remainder of an NHBC warranty, with approximately seven years remaining.

The ground floor offers a cosy living room, a convenient downstairs W/C, and a stylish modern kitchen-diner complete with integrated appliances and French doors opening onto a well-maintained landscaped garden. The garden also provides rear access, leading directly to the property's carport.

Upstairs, the home features three generously sized bedrooms, including a principal bedroom with en-suite, alongside a contemporary family bathroom. Additional storage is available via built-in cupboards on the landing. Floor-to-ceiling windows throughout flood the home with natural light, enhancing the sense of space and making these properties highly sought after.

Call now to arrange your viewing!

- 3 Bedrooms
- Semi detached
- Carport
- Tranquil position
- Close to amenities
- Close to parks
- Ensuite
- 7 years remaining on NHBC
- CHAIN FREE
- WELL PRESENTED



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A	85	(92-100) A	-
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> 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 - £308 PA  
 Built by Bellway in 2023  
 Council Tax Band - E  
 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.

#### 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.

