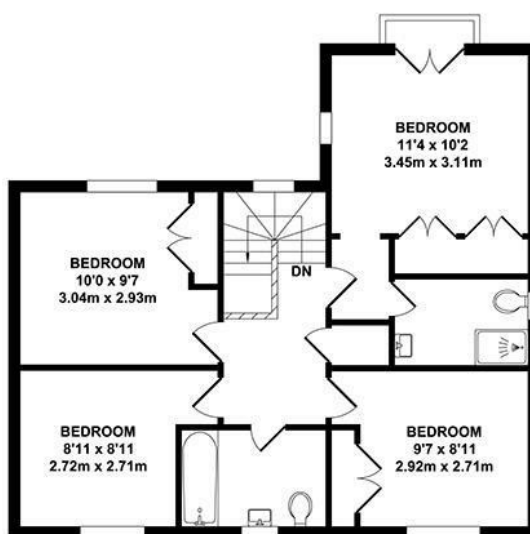
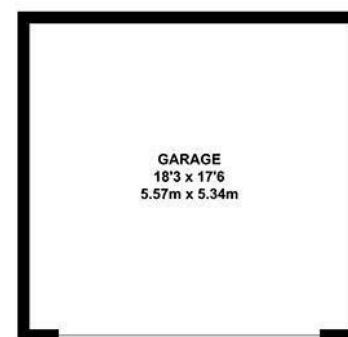


GROUND FLOOR
APPROX. FLOOR AREA
835 SQ.FT.
(77.56 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
643 SQ.FT.
(59.71 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
320 SQ.FT.
(29.74 SQ.M.)

TOTAL APPROX. FLOOR AREA 1798 SQ.FT. (167.01 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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Mitchell Road
Kings Hill ME19 4RF
Offers Over £775,000

Tenure: Freehold

Council tax band: G



FABULOUS, HIGH QUALITY FINISHES THROUGHOUT - A beautifully presented 4 bedroom detached home located on the highly sought after Phase 1 of Kings Hill. The property boasts an attractive frontage with the characterful Oak porch setting the curb appeal and the PRIVATE driveway and double garage providing ample parking.

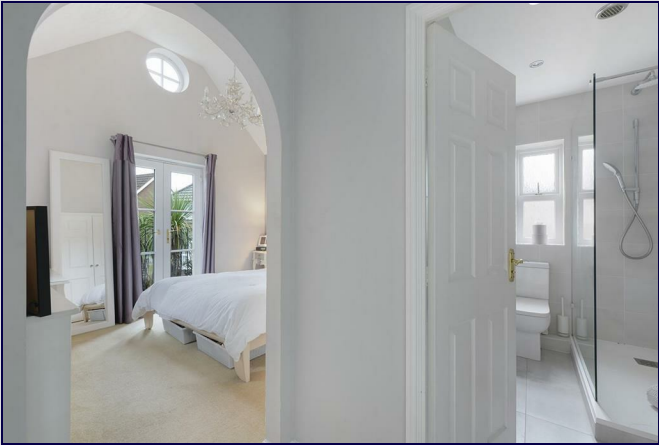
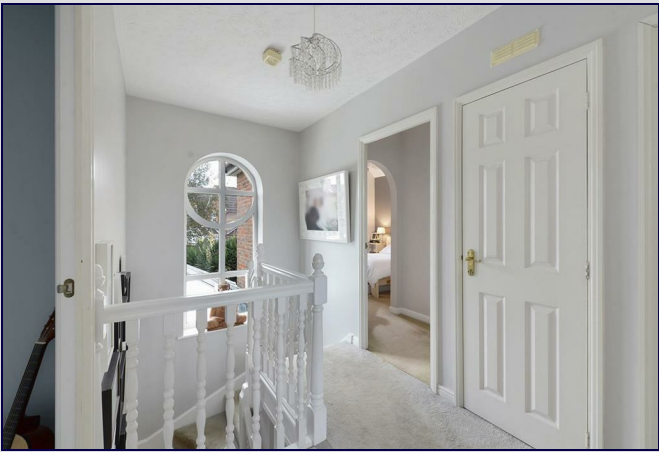
Internally the accommodation comprises a entrance hall, CONTEMPORARY kitchen/breakfast room with open archway to a large conservatory which makes for a wonderful dining/entertaining space, living room, study and cloakroom.

The staircase to the first floor is flooded with natural light, thanks to the large, feature window. Once upstairs the main bedroom provides quite the "wow factor" with a fabulous vaulted ceiling, built in wardrobes and high specification ensuite with digital shower. There are 3 further bedrooms (2 of which have built in wardrobes) and a contemporary family bathroom.

To the rear there is a well kept SOUTH FACING garden. The DOUBLE GARAGE benefits from an electric roller door.

- Sought After Phase 1 Location
- Beautiful Condition Throughout
- Private Driveway & Double Garage
- Detached House
- Main Bedroom with Feature Vaulted Ceiling
- Contemporary Ensuite & Bathroom
- Stunning, Modern Kitchen/Breakfast
- Living Room
- Study
- South Facing Rear Garden

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		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	
(43-54) E		(43-54) E	
(31-42) F		(31-42) F	
(13-29) G		(13-29) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	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
- Phase 1
- Council Tax Band - G
- EPC Rating - TBC
- New Boiler in 2022 (Vaillant with Hive control)
- UPVC Double Glazing
- Double Garage with Electric Roller Door and Boarded Loft
- House Loft is Part Boarded with a Ladder.

