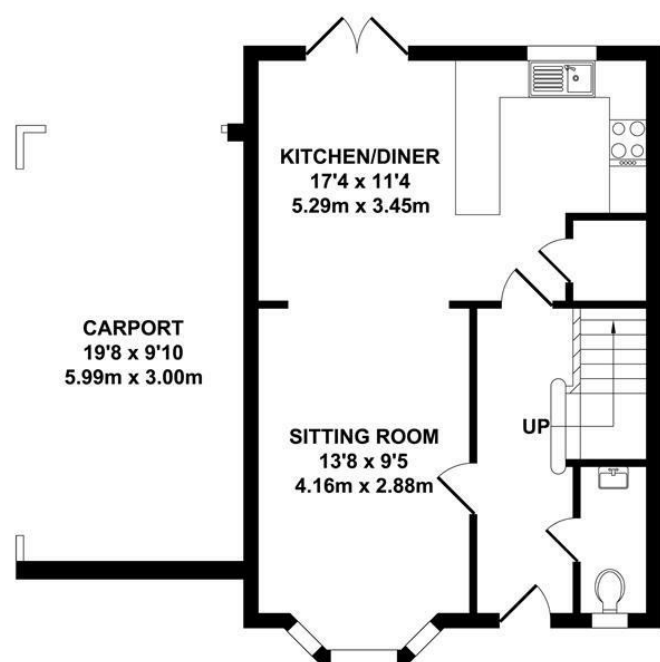
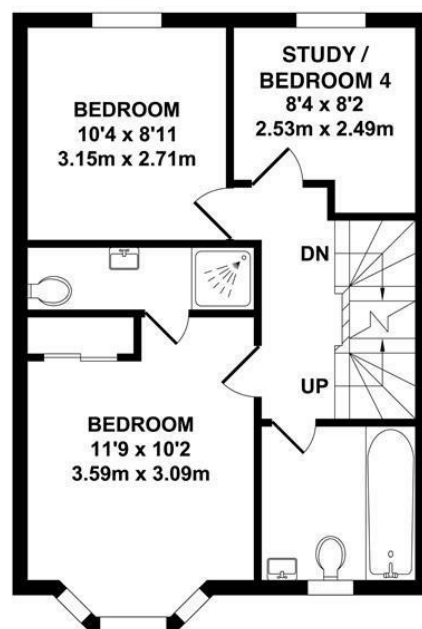
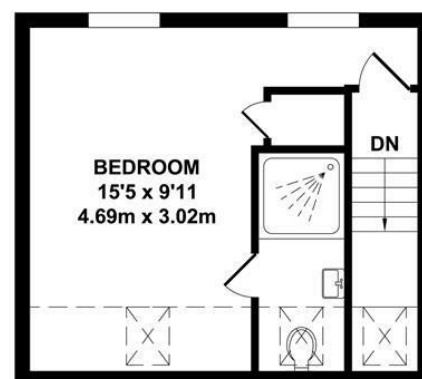




GROUND FLOOR
APPROX. FLOOR AREA
618 SQ.FT.
(58.62SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
438 SQ.FT.
(40.65 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
267 SQ.FT.
(24.81 SQ.M.)

TOTAL APPROX. FLOOR AREA 1323 SQ.FT. (124.08 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
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Tiffen Way
Kings Hill ME19 4GZ
Offers Over £450,000

Tenure: Freehold

Council tax band: E



This delightful and well presented home boasts an envious location on the edge of the Cricket Ground, a few minutes away from the Discovery School and woodland walks.

Downstairs the accommodation comprises an entrance hall, cloakroom and under stairs cupboard. There is a delightful sitting room and a contemporary kitchen/diner with double doors leading out to the private rear garden.

The property boasts 3 double bedrooms and a 4th which could be utilised as an office/study. In addition to the family bathroom, there are also TWO en-suite shower rooms ensuring practicality and convenience for all family members or guests.

Externally, the property benefits from a car barn (with power supply in case you need an EV charger) and an additional parking space in front. There is a walled rear garden offering a private, low maintenance space to enjoy with family and friends with both patio and grassed area and side access gate to the car port.

Well presented throughout, this lovely home must be seen to be appreciated.

Call now to book your viewing.

- Well presented throughout
- Cricket Ground location
- 3 Double bedrooms
- 2 Ensuites, bathroom & downstairs cloakroom
- Study/bedroom 4
- Open plan Kitchen/Diner
- Sitting room
- Private & low maintenance rear garden
- Car barn (with Power) & additional parking space
- Walking Distance to Discovery School & Woodland Trails

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	
(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	



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 - £444pa.
Local Estate Charge (Gateway) - £372pa
Built by Bellway in 2014
Council Tax Band E
EPC Rating C

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.

