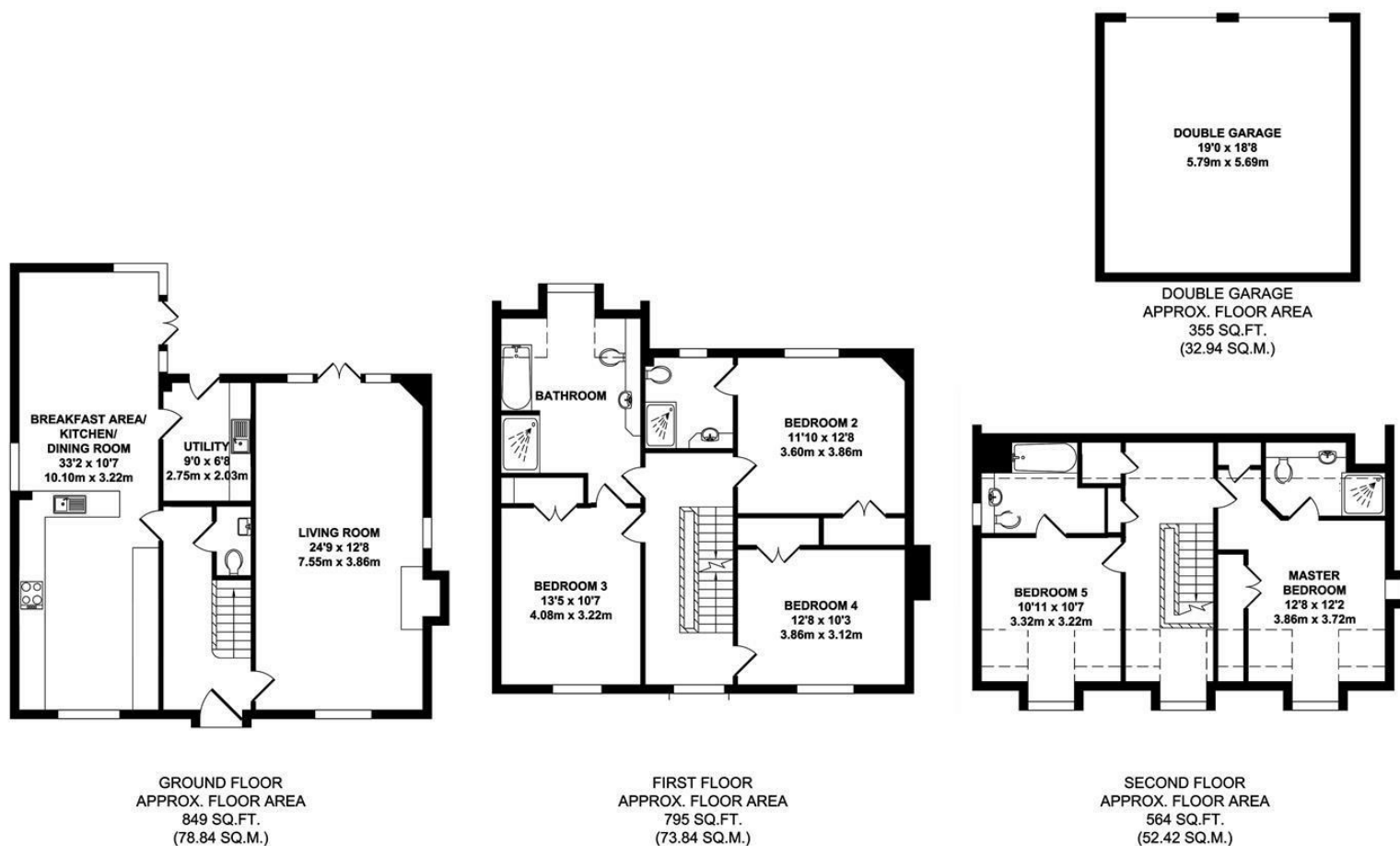




TOTAL APPROX. FLOOR AREA 2562 SQ.FT. (238.04 SQ.M.)

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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Braeburn Way
Kings Hill ME19 4EA
Offers In The Region Of £862,000

Tenure: Freehold

Council tax band: G



NEED MORE SPACE? This 5 bedroom modern detached family home offers over 2500sqft total floor area.

Well presented by the current owner, including custom made shutters to remain where situated. This property is in a convenient location a short walk from Kings Hill's amenities but in a very popular residential road, on a tree lined walkway. As you can see from the floorplan the layout provides versatility and plenty of room for those needing home working space as well as ample living accommodation. The 5 bedrooms are a good size, with 4 having ensuites. The one without an en-suite is currently fitted out as a home office/study. There is a Jack and Jill style main bathroom serving bedroom 3 and the office/study room (shown as bedroom 4). In total, the 2 bathroom and 2 shower room en-suites should mean there will be no queue in the mornings! The 33'2 kitchen/diner is open plan and leads to a good size utility room and to the rear garden.

Externally the rear garden is low maintenance and provides a great entertaining space. The hot tub will remain, included within the final property price agreement. There is also a double garage with parking in front.

- Detached 5 bedroom house (In excess of 2500sqft)
- Attractive Walkway Location
- Modern Kitchen/Dining Room
- 25ft Living Room
- 5 Large Bedrooms
- 4 Ensuites
- Double Garage and Driveway
- Local amenities including doctors surgery close by

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating			
Very energy efficient - lower running costs			
A (92 plus)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
A (92 plus)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not environmentally friendly - higher CO ₂ emissions			
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
Kings Hill Management Charge for 2025 - £444pa.
Local Estate Charge - £225pa
Built by Charles Church
Council Tax Band G
EPC Rating B

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.

