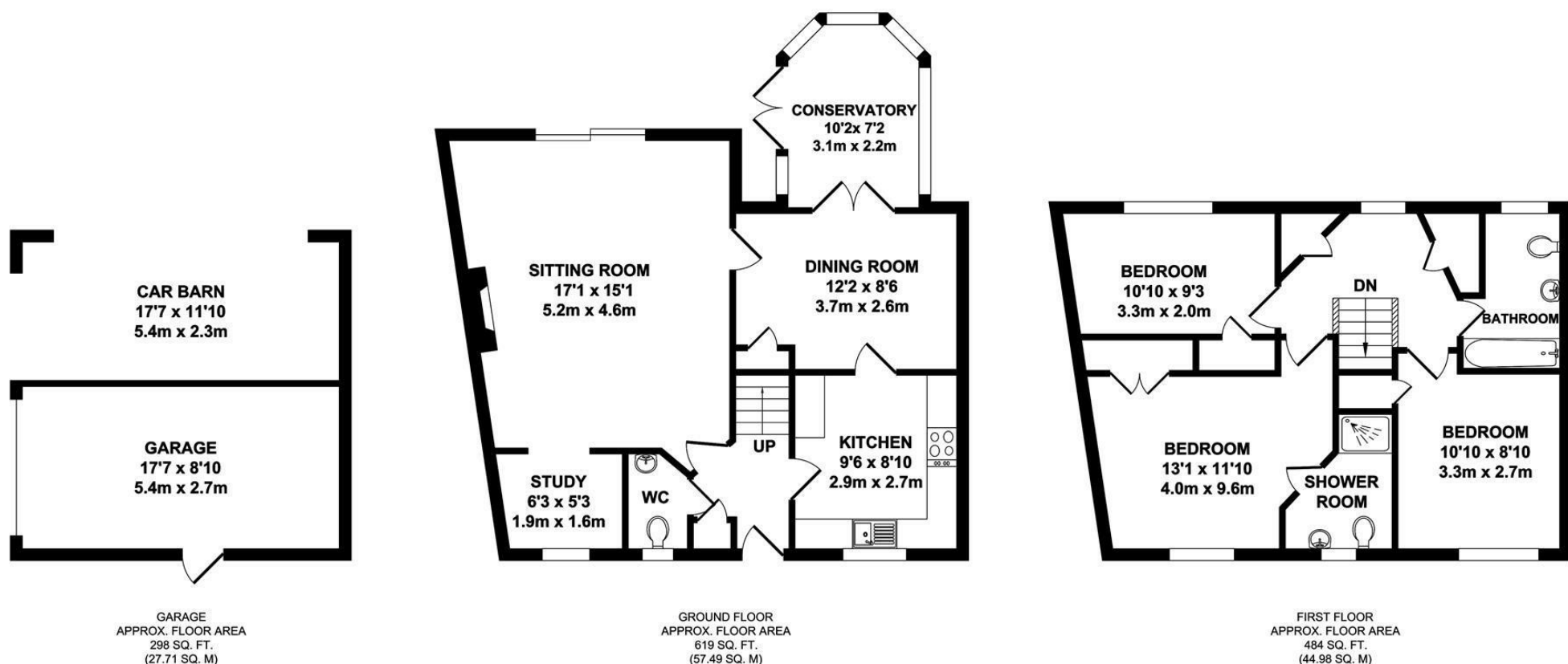




TOTAL APPROX. FLOOR AREA 1401 SQ.FT. (130.18 SQ.M.)

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 misstatement. 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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Elan Close
Kings Hill ME19 4NY
Offers Over £475,000

Tenure: Freehold

Council tax band: E



A superb 3 bedroom semi-detached home. LARGER THAN AVERAGE and boasting the very rare commodity of a GARAGE and a CAR BARN. Situated in a quiet walk way position walking distance to woodlands, parks and Discovery School.

Internally the accommodation comprises entrance hall, cloakroom WC, large living room with attractive oak flooring and doors to the garden, study, modern kitchen with door to dining room and conservatory.

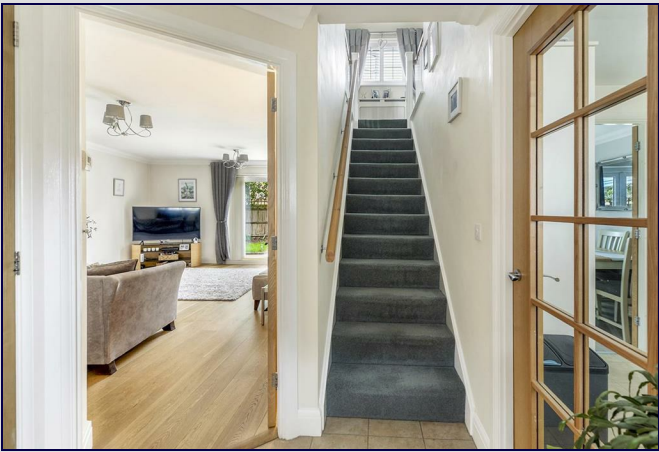
To the first floor there is a master bedroom with ensuite and built in wardrobes, second bedroom also with built in wardrobes, third bedroom and a main bathroom. The landing also offers a storage cupboard and an airing cupboard.

Externally there are very attractive, landscaped front & rear gardens. The garage and a car barn are located at the rear of the garden. We recommend viewing at your earliest convenience to appreciate this special home.

- Semi Detached Property
- Larger Than Average
- Garage & Car Port
- Beautifully Landscaped Front & Rear Gardens
- 3 Bedrooms
- 2 Bathroom
- Modern Kitchen with door to Dining Room
- Large Living Room
- Study
- Close to Woodland Walks & Discovery School

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
79	90	79	90

England & Wales EU Directive 2002/91/EC



LOCAL INFORMATION
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 amongst 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 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 (for details seekingshill.viat.org.uk, kingshillschool.org.uk and discovery.kent.sch.uk) 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 with range of classes and activities, 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.

ADDITIONAL INFORMATION
Council Tax Band E
UPVC Double Glazing
Gas Central Heating
Kings Hill Management Charge - £300pa
Local Estate Charge - £160pa
Garage loft boarded with ladder
Built 2010 by Hillreed

Disclaimer
All dimensions are approximate and any floor plans are for guidance purposes only. Reference to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavor to make our sales particulars as accurate as possible, all interested parties must verify their accuracy themselves.

