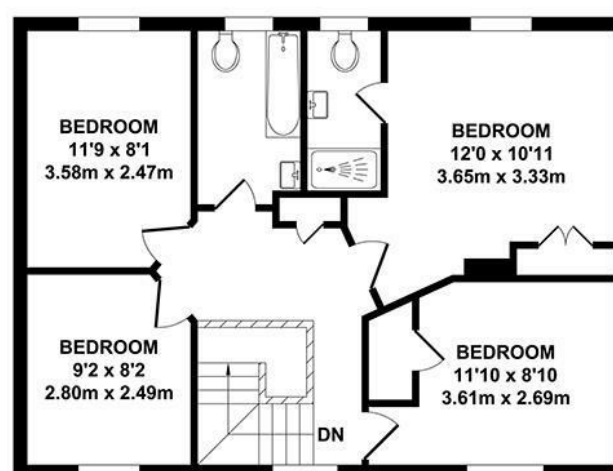


GROUND FLOOR
APPROX. FLOOR AREA
755 SQ.FT.
(70.13 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
592 SQ.FT.
(54.99 SQ.M.)

TOTAL APPROX. FLOOR AREA 1347 SQ.FT. (125.12 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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Discovery Drive
Kings Hill ME19 4GA
Offers Over £550,000

Tenure: Freehold

Council tax band: F



LOCATION! LOCATION! LOCATION! This great semi-detached home sits in an incredibly convenient and pleasant location - ideal for easy access to secondary school bus stops, all 3 primary schools, Liberty Square shops, several parks and the golf course. In addition to this, it is located on the corner of Bancroft Lane which offers a foot path for access to lovely trails through woodlands, orchards and around the golf course.

Internally the accommodation comprises entrance hall, understairs cupboard, cloakroom, sitting room, second reception room, open plan kitchen/diner and utility room. To the first floor is a main bedroom with built in wardrobes and ensuite, 3 further bedrooms and main bathroom. The loft in the house has been fully boarded and is a great feature of the home. A new extra large hatch has been installed and a pull down stair case. It has full head height to stand up and offers an immense amount of storage.

Externally the garden has a larger than expected rear garden that enjoys a south facing aspect and a great degree of privacy. There is a built in outdoor kitchen with pizza oven and fridge. There is a single garage with fully boarded loft space and driveway in front of the garage for 2 cars.

- Attractive Flint Fronted Semi-Detached Home
- Fantastic Location Central for Schools, Amenities & Woodland Trails
- South Facing Rear Garden with Great Degree of Privacy
- Garage & Driveway
- 2 Reception Rooms
- Kitchen/Diner
- Utility Room
- 4 Bedrooms
- Ensuite, Bathroom & Cloakroom
- Very Generous Storage Amenities (Huge House Loft & Garage Loft)

| 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 | 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
Kings Hill Management Charge for 2025 - £444pa.
Local Estate Charge (Brunswick Place) - Approx £330pa
Built by Charles Church in 2002
Council Tax Band F
EPC Rating - TBC
House Loft - fully boarded with extra large hatch and built in step ladder.
Garage loft - also fully boarded.

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.

