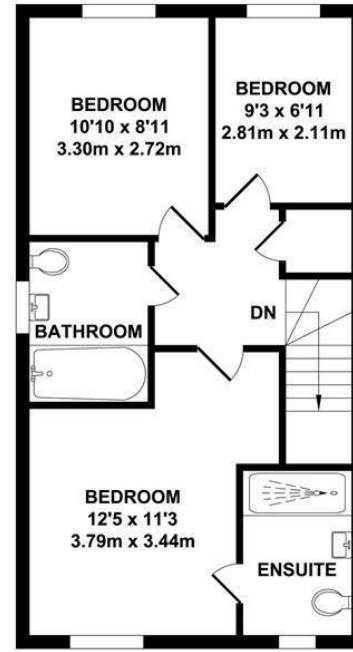


GROUND FLOOR  
APPROX. FLOOR AREA  
588 SQ.FT.  
(54.62 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
493 SQ.FT.  
(45.82 SQ.M.)

TOTAL APPROX. FLOOR AREA 1081 SQ.FT. (100.44 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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Orchard Way  
Kings Hill ME19 4TD  
£2,100 PCM

Tenure:

Council tax band: G



**Brand New 3-Bedroom Semi-Detached Home – Available Immediately**

This beautifully presented, brand new three-bedroom semi-detached home is available to rent right away and offers modern, open-plan living throughout.

The ground floor features a spacious open-plan layout, complete with a high-specification kitchen fitted with premium AEG appliances, all of which are included. There is also a convenient downstairs WC.

Upstairs, the property offers three well-proportioned bedrooms, including a master bedroom with en-suite, a generous landing with additional storage, and a contemporary family bathroom.

Externally, the home benefits from a good-sized private garden and rear access leading to an allocated parking area.

Early viewing is highly recommended.

(PLEASE NOTE THESE ARE LIBRARY PHOTOS)

- Brand New Home
- Attractive Location Close to Orchard Park
- Impressive Open Plan Ground Floor Layout
- 3 Bedrooms
- Bathroom, Ensuite & Cloakroom
- Car Port



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-101) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> 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**

Built by Bellway in 2025  
Council Tax Band G  
EPC Rating B

