

TOTAL APPROX. FLOOR AREA 1721 SQ.FT. (159.88 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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Avion Gardens
West Malling ME19 4RH
Guide Price £550,000

Tenure: Freehold

Council tax band: F

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GUIDE PRICE £550,000 - £575,000

This beautifully presented four-bedroom home, built by Bellway in 2016, is located in the highly sought-after Avion Gardens development. Ideally positioned close to picturesque woodland walks, Kings Hill Golf Club, and a range of local amenities, this property offers both convenience and lifestyle appeal.

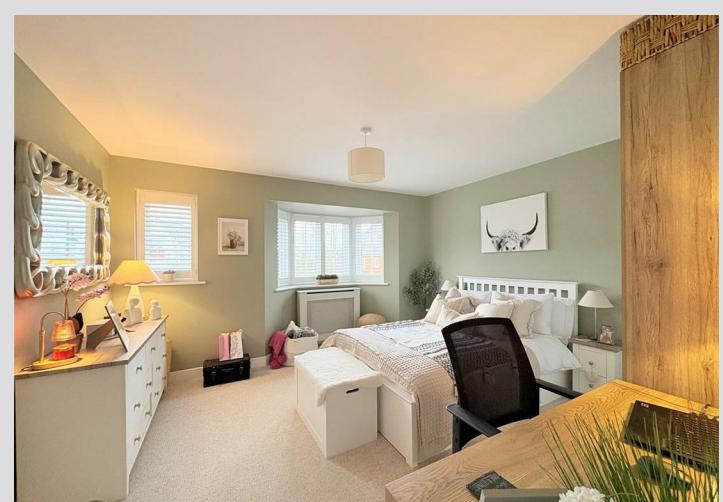
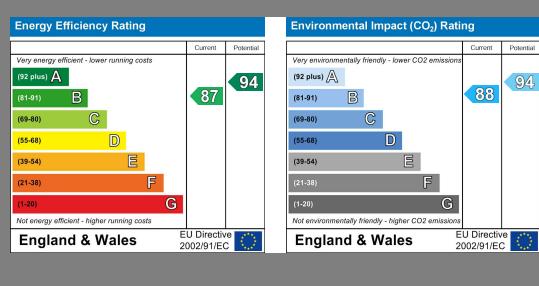
The ground floor features a contemporary kitchen/diner, perfect for family living and entertaining, a convenient downstairs cloakroom, and a spacious L-shaped living room with French doors opening directly onto the low-maintenance rear garden — creating a wonderful indoor-outdoor flow.

On the first floor, there are three generous double bedrooms, including one with a stylish en-suite shower room and an attractive bay window that adds character and charm.

Occupying the entire top floor is an impressive principal bedroom suite, spanning the full footprint of the house. This exceptional space benefits from fitted wardrobes and a large modern en-suite, offering a private and luxurious retreat.

Externally, the property boasts a low-maintenance rear garden, a garage en bloc, and a driveway directly in front of the garage.

- Four Double Bedrooms
- Family Home Arranged Over Three Floors
- Open Plan Kitchen / Dining Room
- Large L Shape Sitting / Garden Room
- Two En Suite Bedrooms
- Family Bathroom
- Landscaped Rear Garden
- Garage & Driveway
- Well presented
- Viewing Highly Recommended



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 F
UPVC Double Glazing,
Kings Hill Management Charge - £444 PA
Local Estate Charge - £380 pa Gateway Management Company

Please note all external photos are library images

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.

