



GROUND FLOOR  
APPROX. FLOOR AREA  
823 SQ. FT.  
(76.42 SQ. M)

FIRST FLOOR  
APPROX. FLOOR AREA  
593 SQ. FT.  
(55.09 SQ. M)

TOTAL APPROX. FLOOR AREA 1416 SQ.FT. (131.51 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.  
Zome Media ©2023



01732 522 822  
info@khp.me



Richmond Avenue  
Kings Hill ME19 4FE  
£2,300

Tenure:

Council tax band: F





An immaculately presented four bedroom detached home set over two floors situated walking distance of Liberty Square shops and amenities. The property is stylishly decorated throughout and ready to move straight in to.

To the ground floor the accommodation comprises entrance hall, cloakroom WC, modern open plan kitchen/diner (with underfloor heating and extensive range of appliances), living room and a study. To the first floor is a main bedroom with fitted wardrobes and en suite, three further bedrooms (all with fitted wardrobes) and a family bathroom.

Externally the property benefits from a low maintenance rear garden with large decking area and artificial lawn, it also boasts a single garage and driveway.

Sorry no pets. Available from mid September 2025.

- Detached House
- Modern Condition
- Kitchen/Dining Room
- Sitting Room
- Study
- 4 Bedrooms
- Ensuite, Bathroom & Cloakroom
- Single Garage & Driveway
- Garden
- Close Walking Distance to Shops & Amenities

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 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(43-54) E		(43-54) E	
(31-42) F		(31-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
77	86		
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

Council Tax Band F  
EPC Rating C  
Gas Central Heating  
UPVC Double Glazing

#### 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.

