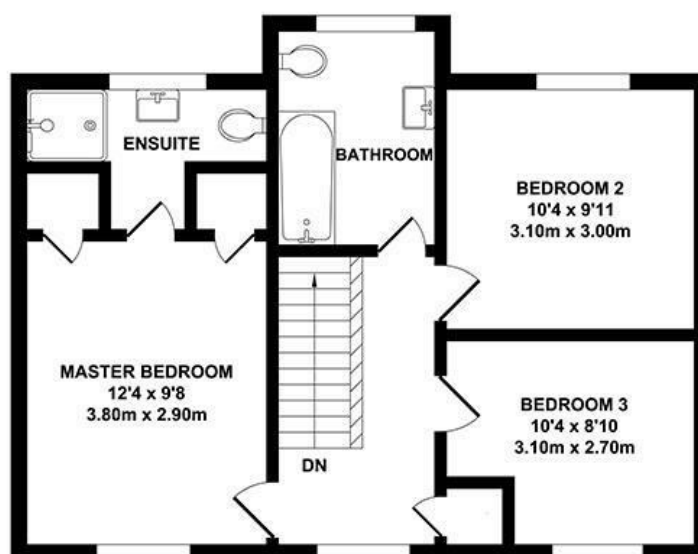
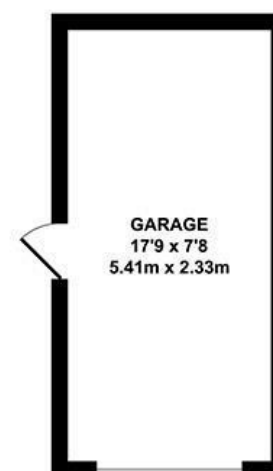


GROUND FLOOR  
APPROX. FLOOR AREA  
499 SQ.FT.  
(46.40 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
508 SQ.FT.  
(47.20 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
149 SQ.FT.  
(13.80 SQ.M.)

TOTAL APPROX. FLOOR AREA 1156 SQ.FT. (107.40 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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**Sadow Place**  
Kings Hill ME19 4NZ  
Offers Over £450,000

Tenure: Freehold

Council tax band: E





GUIDE PRICE - £450,000-£475,000. A beautifully positioned 3 bedroom semi-detached property forming part of a quiet cul-de-sac nestled in ATTRACTIVE LANDSCAPING and next door to Warren Woods and Orchards. This home is offered in MODERN CONDITION and we recommend viewing at your earliest convenience to appreciate the peaceful location.

Internally the accommodation comprises entrance hall, cloakroom, dual aspect sitting room, open plan kitchen/dining room. To the first floor there is a main bedroom with ensuite, two further bedrooms and main bathroom.

Externally there is a PRIVATE rear garden with access leading to a single GARAGE and off street parking. Other benefits to include being within close proximity to Discovery School, Linear Park and Sports Park.

- Semi-Detached House
- Peaceful Spot Next to Woodlands/Orchards
- 3 Double Bedrooms
- Bathroom, Ensuite & Cloakroom
- Open Plan Kitchen/Diner
- Lounge
- Single Garage & Parking Space
- Private Rear Garden
- Close to Discovery School & Sports Park

| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|---|-----------|
| Current                                     | Potential | Current   | Potential |
| <b>Energy Efficiency Rating</b>             |           |   |           |
| Very energy efficient - lower running costs |           |   |           |
| (92 plus) A                                 | 76        | <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |           |
| (81-91) B                                   |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (69-80) C                                   |           | (92 plus) A   |           |
| (55-68) D                                   |           | (81-91) B   |           |
| (39-54) E                                   |           | (69-80) C   |           |
| (21-38) F                                   |           | (55-68) D   |           |
| (1-20) G                                    | (39-54) E |   |           |
| Not energy efficient - higher running costs |           |   |           |
| 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 2024 - £432pa  
Local Estate Charge (Crabtree) - £206pa  
Council Tax Band E  
EPC Rating C  
UPVC Double Glazing  
Gas Central Heating (with boiler service history)  
Alarmed  
Built by Hillreed in 2011  
House loft - not boarded - does have ladder

**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.

