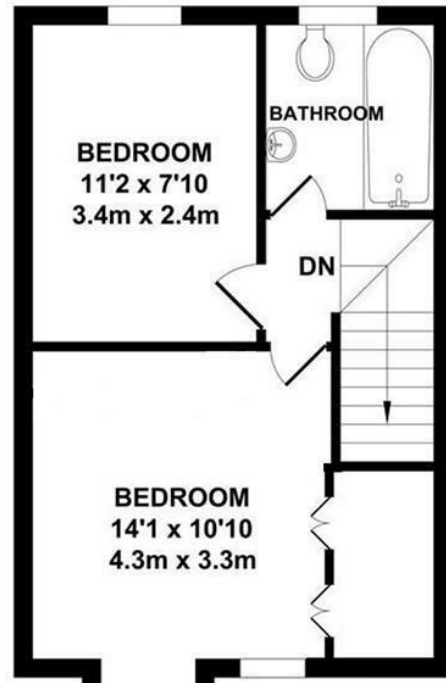


GROUND FLOOR  
APPROX. FLOOR AREA  
337 SQ. FT.  
(31.30 SQ. M)



FIRST FLOOR  
APPROX. FLOOR AREA  
320 SQ. FT.  
(29.74 SQ. M)

TOTAL APPROX. FLOOR AREA 657 SQ.FT. (61.04 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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Queen Street  
Kings Hill ME19 4JP  
Offers In The Region Of £350,000

Tenure: Freehold

Council tax band:



This well-presented two-bedroom home is ideally situated in a prime location, with all the amenities you could possibly need right on your doorstep.

Set over two floors, this modern terraced property comprises a convenient downstairs W/C, a spacious lounge, and a contemporary kitchen/diner with direct access to the south-facing garden.

The first floor offers two bedrooms, including a generous principal bedroom with built-in wardrobes, along with a modern family bathroom.

Externally, the property benefits from a low-maintenance south-facing rear garden, with rear access leading to the car port and allocated parking space.

- 2 bedrooms
- Great investment or starter home
- SOUTH FACING GARDEN
- Central location
- Close to schools and shops
- Carport
- Modern décor
- Downstairs W/C



| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| (92-100) 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                                       |           |

England & Wales EU Directive 2002/91/EC



#### ADDITIONAL INFORMATION

Freehold  
 Kings Hill Management Charge for 2025 - £444pa.  
 Local Estate Charge - £500 BI annually  
 Built in 2013  
 Council Tax Band - D  
 EPC Rating - TBC

#### 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.

#### 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.

