

GROUND FLOOR  
APPROX. FLOOR AREA  
545 SQ.FT.  
(50.60 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR AREA  
385 SQ.FT.  
(35.80 SQ.M.)

TOTAL APPROX. FLOOR AREA 930 SQ.FT. (86.40 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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**Langley Way**  
Kings Hill ME19 4NJ  
Offers Over £375,000

Tenure: Freehold

Council tax band: D





**\*\*Guide price £375,000 - £385,000\*\*** **\*\*PLANNING PERMISSION TO CONVERT TO A 3 BED\*\***

This remarkable and immaculately presented two bedroom semi-detached home is situated a short distance from local amenities, discovery school, sports park and the new linear park.

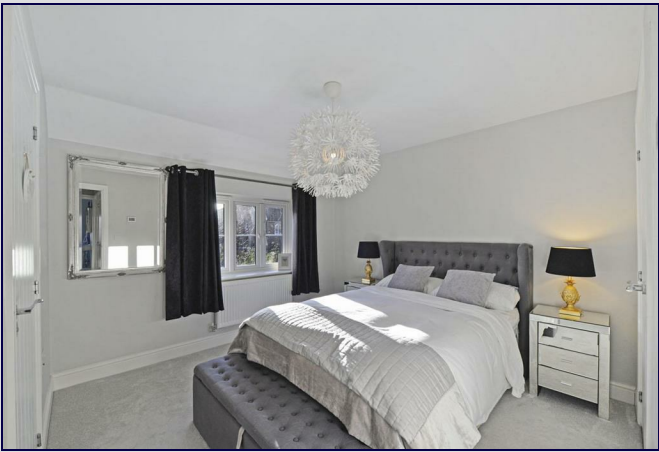
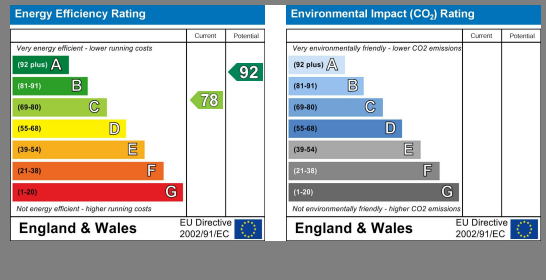
The ground floor comprises of a downstairs W/C, modern kitchen diner and sitting room with direct access to the garden.

To the first floor, you will find a well presented family bathroom, good size 2nd bedroom which contains fitted storage and the main bedroom which also benefits from fitted storage and an ensuite shower room.

Externally the property has a driveway and garage with a personal door to the rear SOUTH FACING garden.

**\*\*Plans available upon request\*\***

- Immaculately presented
- Driveway and Garage
- 2 Bedrooms
- Ensuite
- Planning permission to convert into a 3 bedroom house
- Close to amenities
- Modern kitchen/diner
- Downstairs W/C
- Semi-detached
- Viewing highly recommended



### Local information for Kings Hill

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 among 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 bus service 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 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, 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:

Kings Hill Management Charge -£420 per annum  
Local Estate Charge (Omnicroft) - £230pa  
Council tax band - D  
Built in 2013 in by Persimmon Homes

