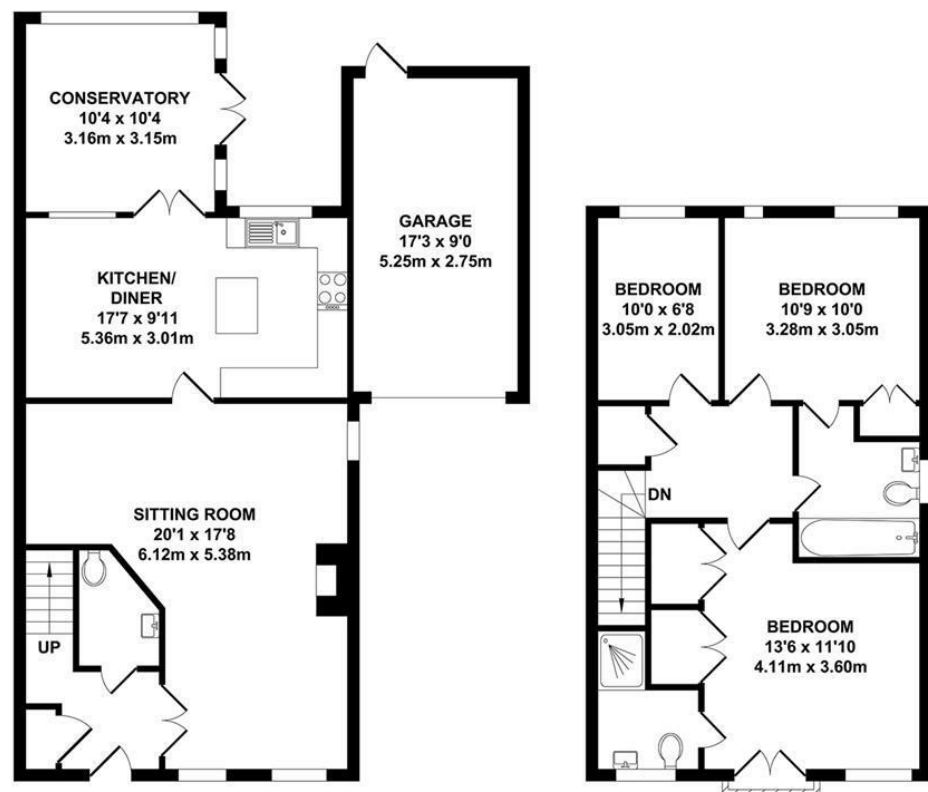




GROUND FLOOR
APPROX. FLOOR AREA
804 SQ.FT.
(74.66 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
535 SQ.FT.
(49.66 SQ.M.)

TOTAL APPROX. FLOOR AREA 1338 SQ.FT. (124.32 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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01732 522 822
info@khp.me



Melrose Avenue
Kings Hill ME19 4SJ
Offers Over £465,000

Tenure: Freehold

Council tax band: E



****CHAIN FREE****

Situated on the ever-popular Kings Hill development, this well-presented three-bedroom semi-detached home is offered to the market by Kings Hill Properties.

The accommodation is arranged over two floors and, to the ground floor, comprises an entrance hall, spacious living room, kitchen/diner overlooking the rear garden, and a conservatory providing additional reception space.

To the first floor, the property offers a principal bedroom with en suite shower room and fitted wardrobes, two further bedrooms, and a contemporary Jack and Jill family bathroom.

Externally, the home benefits from a mature rear garden, garage, and driveway parking.

This property would make an ideal family home, conveniently located for local amenities, schools, and transport links within Kings Hill.

- 3 Bedrooms
- Semi Detached House
- Garage & Driveway
- Rear Garden
- Nearby To Primary Schools
- Arranged Over 2 Floors
- En Suite To Master
- CALL NOW TO ARRANGE A VIEWING!

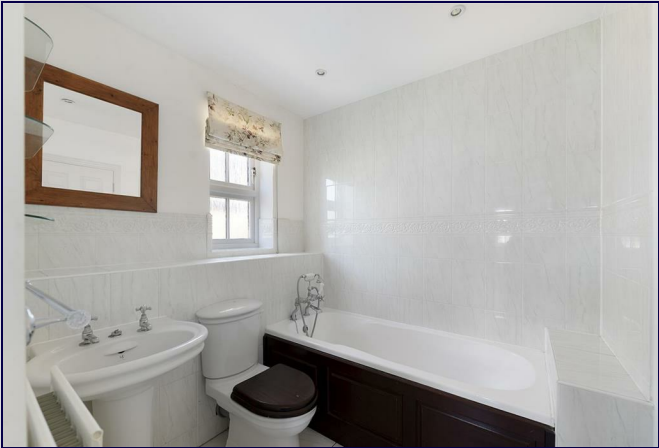
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Current

Potential

74

88



ADDITIONAL INFORMATION

Freehold
Kings Hill Management Charge for 2025 - £444pa.
Local Estate Charge - £[]pa
Built by [] in []
Council Tax Band -
EPC Rating -

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.

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.

