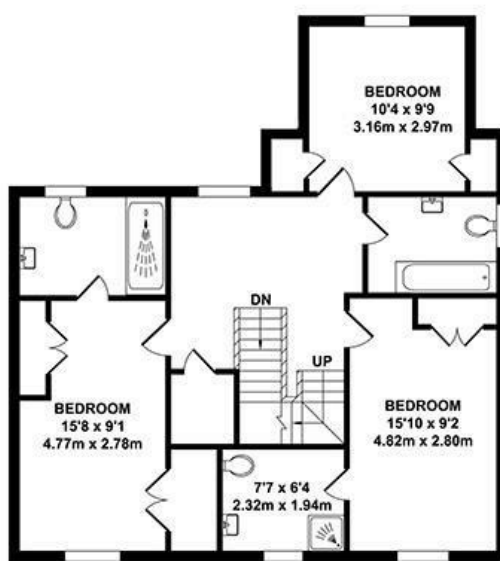
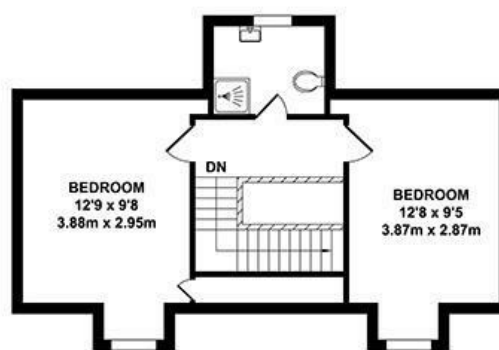


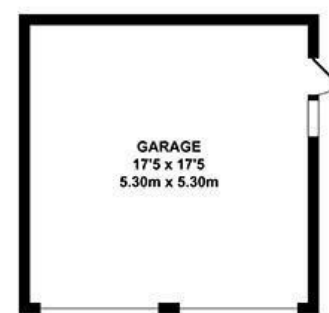
GROUND FLOOR  
APPROX. FLOOR AREA  
815 SQ.FT.  
(75.69 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
782 SQ.FT.  
(72.63 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR AREA  
412 SQ.FT.  
(38.27 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
302 SQ.FT.  
(28.09 SQ.M.)

**TOTAL APPROX. FLOOR AREA 2311 SQ.FT. (214.68 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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**Alton Avenue**  
Kings Hill ME19 4AT  
Guide Price £800,000

Tenure: Freehold

Council tax band: G





This attractive 5 DOUBLE BEDROOM family home was built by Charles Church and provides a spacious 2300sqft accommodation arranged over three floors. Alton Avenue is a HIGHLY SOUGHT AFTER road being home to many of the finest homes on Kings Hill. It is a short walking distance to Liberty Square shops and amenities, Kings Hill School and the golf club.

Internally the property has been redecorated throughout and had brand new carpets laid giving it a lovely clean, fresh feel. The accommodation comprises entrance hall, study, dining room, living room, kitchen/breakfast room, utility and cloakroom. To the first floor are 3 bedrooms (2 of which are ensuite) and family bathroom. To the second floor is 2 further bedrooms and a shower room.

Externally the property boasts a SOUTH FACING, walled rear garden, double garage with single up and over door and driveway. It has a very pleasant front aspect looking out to landscaped areas.

- Attractive Detached Property
- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER ROAD
- Brand New Carpets & Newly Painted Through
- 5 Double Bedrooms
- 2 Ensuities (1 of which is brand new), 2 bathrooms and cloakroom
- 3 Reception Rooms
- Kitchen & Utility Room
- Double Garage & Driveway
- South Facing Rear Garden

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			(31-42) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**  
Freehold  
Kings Hill Management Charge - £444pa  
Council Tax Band G  
EPC Rating D

**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.

