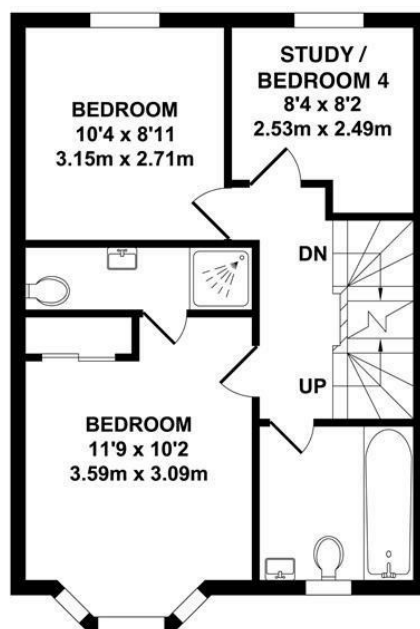
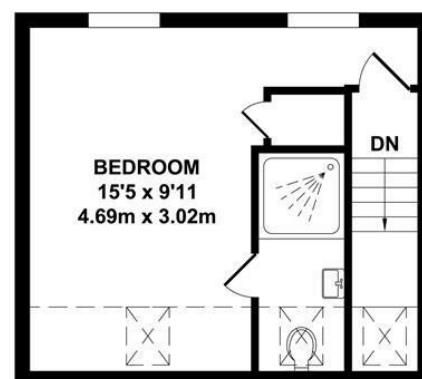


GROUND FLOOR
APPROX. FLOOR AREA
618 SQ.FT.
(58.62SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
438 SQ.FT.
(40.65 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
267 SQ.FT.
(24.81 SQ.M.)

TOTAL APPROX. FLOOR AREA 1323 SQ.FT. (124.08 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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Tiffen Way
Kings Hill ME19 4GZ
Guide Price £450,000

Tenure: Freehold

Council tax band: E



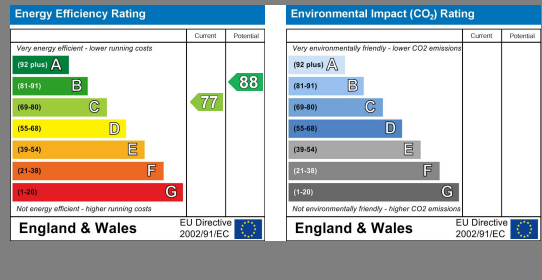
GUIDE PRICE £450,000 - £475,000

This end of terrace house boasts a SUPER LOCATION just meters away from the lovely Cricket Ground. Not to mention just a few minutes walk to Discovery School and woodland walks. The property offers 3 DOUBLE BEDROOMS. Benefits from a car port and parking to the rear.

The accommodation comprises of an entrance hall, cloakroom, understairs cupboard and open plan kitchen/dining/living space with doors to the private rear garden. To the first floor is a the original main bedroom that offers fitted wardrobes and ensuite, a large third bedroom and study. To the top floor is a quality loft conversion providing a large bedroom with ensuite.

Externally the property enjoys a walled rear garden with a great degree of privacy. To the side is a car port (with power supply in case you need an EV charger) and parking space in front of your port.

- End of Terrace House
- Lovely Location Next To Cricket Ground
- 3 Double Bedrooms
- 2 Ensuities, Bathroom & Cloakroom
- Study/Bedroom 4
- Open Plan Kitchen/Diner/Living Room
- Private & Low Maintenance Rear Garden
- Car Barn (with Power) & Parking Space
- Walking Distance to Discovery School & Woodland Trails



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 2025 - £444pa.
Local Estate Charge (Gateway) - £372pa
Built by Bellway in 2014
Council Tax Band E
EPC Rating C

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.

