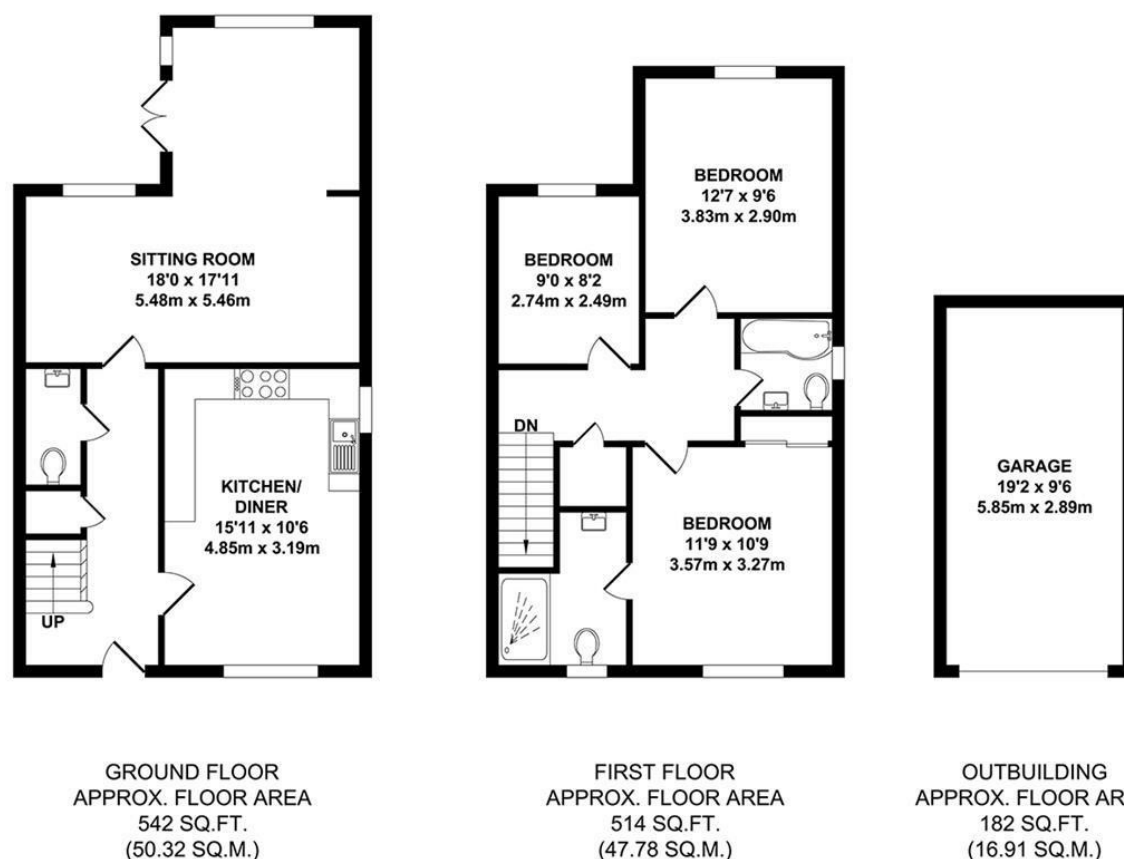




TOTAL APPROX. FLOOR AREA 1238 SQ.FT. (115.01 SQ.M.)

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
Open To Offers £450,000

Tenure: Freehold

Council tax band: E



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 garage and parking to the rear.

The accommodation comprises of an entrance hall, kitchen/breakfast room, cloakroom and bright L-shaped living room with doors to the garden. To the first floor is a main bedroom with ensuite and fitted wardrobes, 2 further bedrooms and a modern bathroom (which was replaced in 2020).

Externally the property has an enclosed rear garden, single garage en block behind the property (which has a power supply) and parking space in front of your garage.

- End of Terrace House
- Close to Cricket Ground, Discovery School & Woodlands
- Garage (With Power) & Parking Space
- 3 Double Bedrooms
- Bathroom, Ensuite & Cloakroom
- Kitchen/Diner
- Spacious Living Room

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
76	89		

England & Wales 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 for 2025 - £370 plus VAT.
Council Tax Band E
EPC Rating C
UPVC Double Glazing Windows
Plantation Shutters Included
GFCH (Boiler serviced annually - replaced approx 2020)

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.

