

GARAGE  
APPROX. FLOOR AREA  
313 SQ.FT.  
(29.12 SQ.M.)

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

FIRST FLOOR  
APPROX. FLOOR AREA  
714 SQ.FT.  
(66.35 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1842 SQ.FT. (171.17 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



**Peregrine Road**  
Kings Hill ME19 4PE  
£2,750 PCM

Tenure:

Council tax band: G





An attractive, double fronted detached home situated in the prestigious Peregrine Road in the ever popular Phase 1 of Kings Hill. Refurbished and beautifully presented. Fantastic plot. Located a stones throw from the golf course and woodland walks.

Internally the ground floor benefits from entrance hall, MODERN KITCHEN/DINER with access to the utility room, good sized lounge, cloakroom W/C and two further reception rooms.

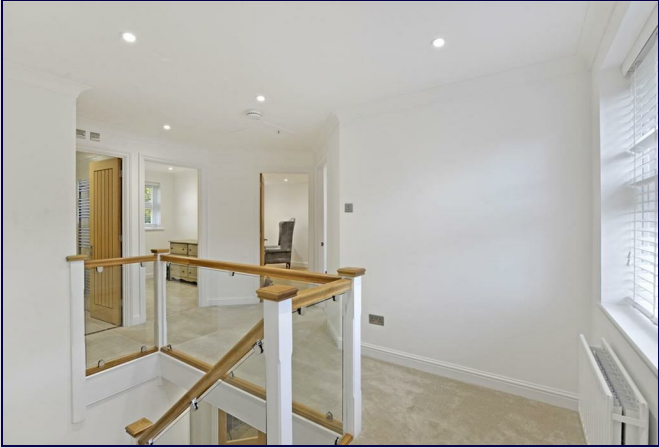
To the first floor is the main bedroom with fitted wardrobes and EN SUITE shower, three further bedrooms (two with fitted wardrobes) and family bathroom.

Externally there is a LARGER THAN AVERAGE rear garden, DOUBLE GARAGE and parking for numerous vehicles.

Sorry no pets. Available late March 2024.

- Detached Home
- Recently Renovated to Very High Standard
- 3 Reception Rooms
- Kitchen/Diner
- Utility Room
- Double Garage & Driveway
- Good Size Plot
- Partial Golf Course Views
- 4 Bedrooms
- Bathroom, Ensuite & Cloakroom

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	
75	84		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



**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.

