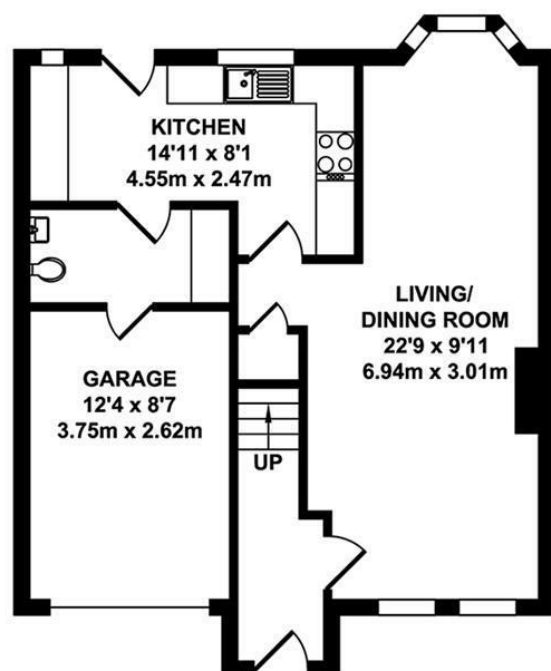
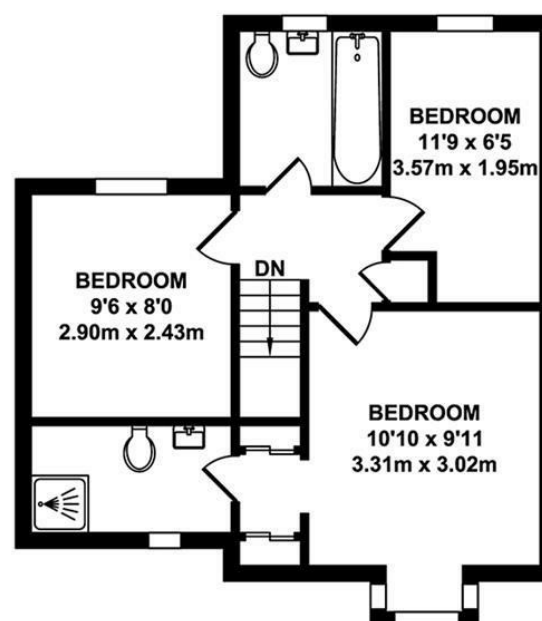




GROUND FLOOR  
APPROX. FLOOR AREA  
509 SQ.FT.  
(47.27 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
426 SQ.FT.  
(39.59 SQ.M.)

TOTAL APPROX. FLOOR AREA 935 SQ.FT. (86.86 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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**Saxon Close**  
Kings Hill ME19 4SA  
Guide Price £450,000

Tenure: Freehold

Council tax band: E



A tastefully MODERNISED 3 bedroom attached property located in the sought after PHASE 1 of Kings Hill. This quiet cul de sac enjoys lovely woodland walks and Pippin Way green space just a few minutes walk away and is equally convenient for the local shops, amenities and primary schools.

Internally the property offers an entrance hall, living room leading through to the dining area, modern kitchen (with integral access to the garage) and utility/cloakroom. To the first floor is a main bedroom with EN-SUITE and fitted wardrobes, two further bedrooms and a bathroom

Externally there is a pleasant size rear garden that boasts a great degree of privacy and to the front a driveway, single garage and side access to your rear garden.

- End Of Terrace
- Modernised Throughout
- Sought After Phase 1 Location
- Close To Woodland Walks
- Modern Kitchen
- Living/Dining Room
- 3 Bedrooms
- Ensuite, Bathroom & Cloakroom
- Garage & Driveway
- Rear Garden With Side Access

| 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                                 | 7185      | (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 <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, 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.

ADDITIONAL INFORMATION

Freehold  
Built in 1995  
Council Tax Band E  
EPC Rating - C  
Boiler replaced in 2021

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.

