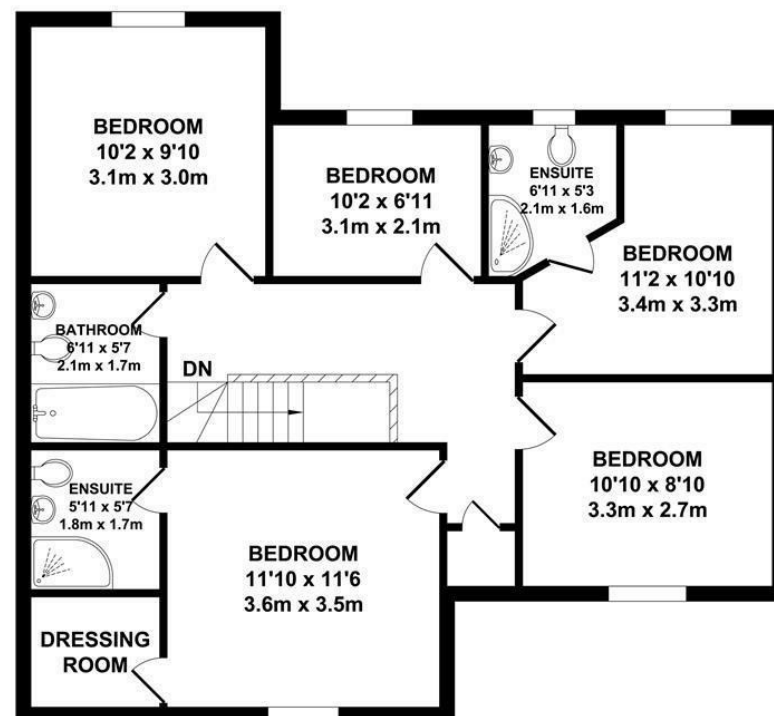


GROUND FLOOR
APPROX. FLOOR AREA
831 SQ. FT.
(77.20 SQ. M)



FIRST FLOOR
APPROX. FLOOR AREA
780 SQ. FT.
(72.45 SQ. M)

TOTAL APPROX. FLOOR AREA 1611 SQ.FT. (149.65 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 misstatement. 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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Atlas Close
Kings Hill ME19 4PS
£2,400 PCM

Tenure:

Council tax band: G



A spacious five bedroom detached family home forming part of a small development close to Discovery School, Kings Hill Sports-Park and woodland walks. The property very well presented throughout, has been professionally cleaned and is available now.

Internally the accommodation comprises entrance hall with large coat cupboard, cloakroom WC, utility room with space for w/m and t/d, living room, study and open plan kitchen/diner with bi-folding doors leading to rear garden. The kitchen comes with integral double ovens, gas hob, fridge freezer and dishwasher.

To the first floor are five double bedrooms - a master with walk in wardrobe and ensuite, bedroom 2 with ensuite, 3 further bedrooms and a family bathroom.

Externally there is a low maintenance rear garden with artificial lawn and patio. Single garage with personal door to garden. Driveway for 3 cars in length.

Available from 22nd August 2025.

- Detached House
- Close to Sports Park & Woodlands
- Kitchen/Diner
- 2 Reception Rooms
- Study
- 5 Bedrooms
- 2 Ensuities, Bathroom & Cloakroom
- Utility Room
- Garage & Driveway for 3 Cars

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ 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	
(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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC	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.

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.

