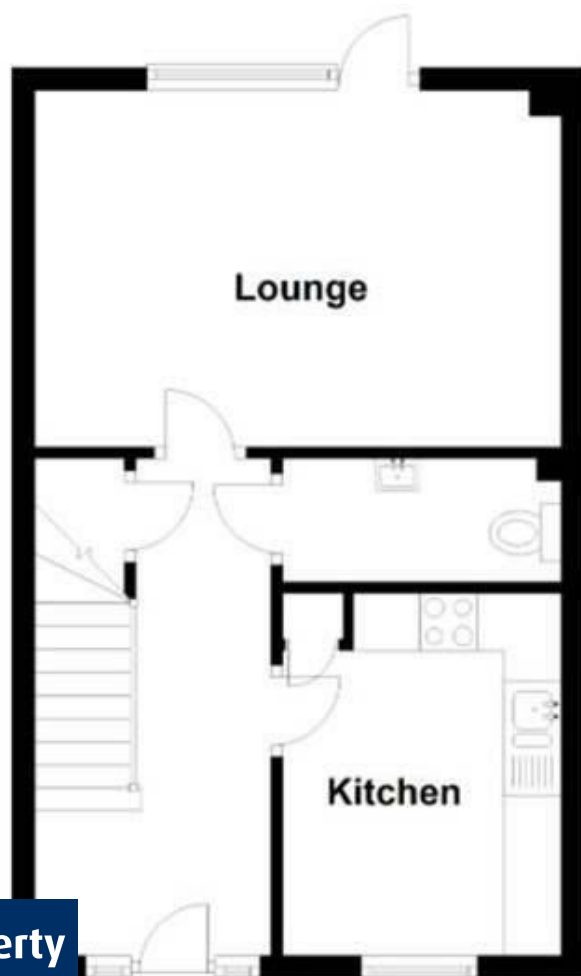


## Ground Floor

Approx. 34.7 sq. metres (374.0 sq. feet)



## First Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



The Property  
Ombudsman



01732 522 822  
info@khp.me



Langley Way  
Kings Hill ME19 4NJ  
Guide Price £350,000

Tenure: Freehold

Council tax band: D



**\*\*CHAIN FREE\*\*** A modern two bedroom semi-detached home with low maintenance rear garden, car barn and driveway. Located walking distance to Orchard Park, Woodland Walks and Discovery School.

Internally the property comprises entrance hall, kitchen, living room with doors to garden, cloakroom, understairs cupboard. To the first floor is the main bedroom with ensuite and a built in cupboard, second bedroom and bathroom.

Externally there is a rear garden and car barn and driveway to the side.

- Semi Detached House
- 2 Bedrooms
- 2 Bathrooms
- Kitchen
- Living Room
- Cloakroom
- Low Maintenance Rear Garden
- Car Port & Parking Space
- NO ONWARD CHAIN

| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---------------------------------------------|-----------|-----------------------------------------------------------------|-----------|
|                                             | Potential |                                                                 | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                          |           | (92 plus) <b>A</b>                                              |           |
| (81-91) <b>B</b>                            |           | (81-91) <b>B</b>                                                |           |
| (69-80) <b>C</b>                            |           | (69-80) <b>C</b>                                                |           |
| (55-68) <b>D</b>                            |           | (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                            |           | (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                            |           | (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                             |           | (1-20) <b>G</b>                                                 |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| <b>England &amp; Wales</b>                  |           | <b>England &amp; Wales</b>                                      |           |



**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  
Kings Hill Management Charge for 2025 - £444pa  
Local Estate Charge (HML) - £266pa  
UPVC Double Glazing  
Gas Central Heating  
EPC Rating C  
Council Tax Band D  
Built in 2015

**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.

