

TOTAL APPROX. FLOOR AREA 1544 SQ.FT. (143.46 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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Kendall Avenue
Kings Hill ME19 4BF
Offers In The Region Of £525,000

Tenure: Freehold

Council tax band: F



This characterful Mock Georgian home is situated in the heart of Kings Hill. With Schools, Amenities and green space all within 5 -10 minute walk away, this home is not only charming but practical too.

Set over 3 floors, this versatile family home, caters to many different lifestyles.

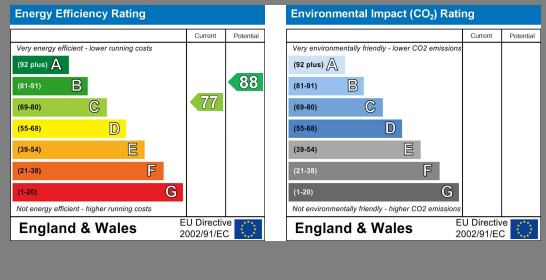
The ground floor is where you will find the day to day living areas, with a downstairs toilet, kitchen/ diner, and a study/family room at the rear of the property.

To first floor, you will find large well presented living room with a built in electric fireplace, modern herringbone style flooring and access to the Juliet balcony. Opposite the family hub, is the main bedroom, which benefits from fitted wardrobes and an ensuite.

On the 2nd floor, there is two bedrooms both with fitted wardrobes, one of which has an ensuite too. You will also find a family bathroom, and landing storage space.

Externally the property has a good sized garden that has rear access, as well as a single garage and driveway for at least 3 cars.

- Garage and Driveway
- 3 Bedrooms
- 2 Ensuities
- Study/ Family room
- Mock Georgian Style
- Modern living room
- Kitchen diner
- Close to amenities



ADDITIONAL INFORMATION

Freehold
Kings Hill Management Charge for 2025 - £444pa.
Built by Countryside in 2002
Council Tax Band - F
EPC Rating -

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.

