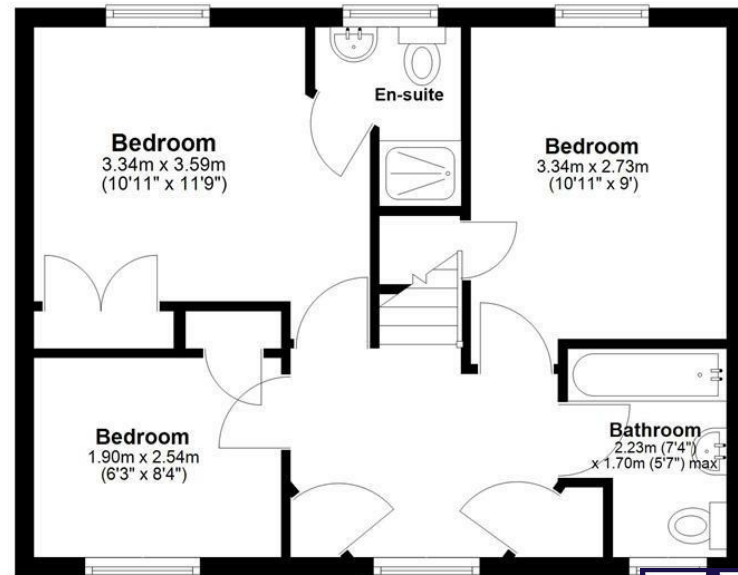


Ground Floor



First Floor



Total area: approx. 88.0 sq. metres (946.9 sq. feet)



01732 522 822
info@khp.me



Emerald Walk
Kings Hill ME19 4FY
£1,900 PCM

Tenure:

Council tax band: E



A very well presented 3 bedroom detached property forming part of a crescent of houses over looking a play area. Viewing is highly recommended to appreciated the quiet, attractive location.

Internally the accommodation comprises entrance hall, cloakroom, large sitting room, study, kitchen and a separate dining room. To the first floor there is a main bathroom and three bedrooms with the master bedroom benefiting from en-suite facilities.

Currently being painted throughout downstairs, carpets being replaced along with a new hardwood flooring in the hall and dining area.

Further benefits include rear garden, garage & driveway, double glazing and GCH

Available from Mid January. Sorry no pets.

- Detached House
- Attractive Location with Pleasant Outlook
- Garage & Driveway
- Kitchen
- Dining Room
- Living Room
- Study
- 3 Bedrooms
- Bathroom, Ensuite & Cloakroom

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	74 85	(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		England & Wales	
EU Directive 2002/91/EC		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 a 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.

