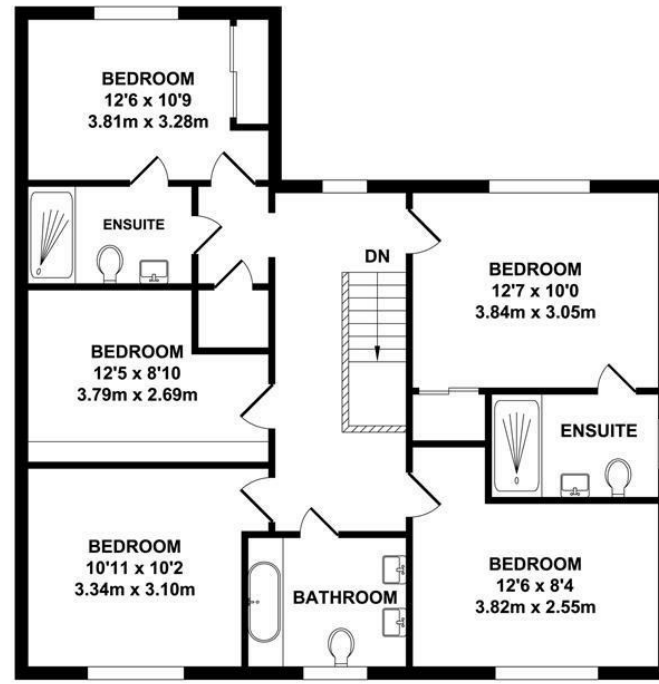
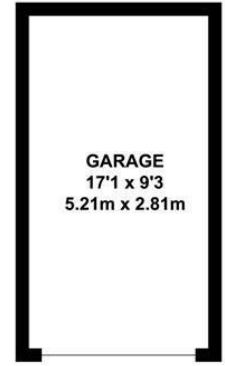


GROUND FLOOR  
APPROX. FLOOR AREA  
1116 SQ.FT.  
(103.67 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
895 SQ.FT.  
(83.17 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
158 SQ.FT.  
(14.64 SQ.M.)

TOTAL APPROX. FLOOR AREA 2169 SQ.FT. (201.48 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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Beacon Avenue  
West Malling ME19 4PD  
Asking Price £850,000

Tenure: Freehold

Council tax band: G



This well-presented six DOUBLE bedroom home is ideally situated on Beacon Avenue, a great location offering easy access to a range of local amenities, including the nearby cricket pitch just a short walk away.

The ground floor offers an abundance of space throughout. Upon entering, you are welcomed by a spacious hallway, study and a separate dining room, alongside a large, modern kitchen-diner finished to a high specification. The generous living room features a stylish fitted media wall, creating an ideal space for relaxing or entertaining. In addition, the property benefits from a well-designed annex with its own en-suite and direct access to the garden—perfect for guests, extended family, or independent living. A convenient downstairs W/C completes the ground floor.

Upstairs, the first floor comprises five well-proportioned bedrooms, two of which benefit from modern en-suite facilities, alongside a contemporary family bathroom. The spacious landing further enhances the sense of light and openness.

Externally, the property boasts a beautifully landscaped garden, with rear access leading to a single garage with parking in front, and the added benefit of easily accessible on street parking.

- Detached
- 6 DOUBLE BEDROOM
- Three Walk in shower rooms and A Family bathroom
- Garage
- Close to schools and amenities
- Modern kitchen diner
- Stylish media wall
- Downstairs W/C
- Off road parking
- Rear access



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	85		

Energy Efficiency Rating: A (82-91), B (69-81), C (55-68), D (39-54), E (29-38), F (15-28), G (1-14).  
 Environmental Impact (CO<sub>2</sub>) Rating: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).



#### ADDITIONAL INFORMATION

Freehold  
 Kings Hill Management Charge for 2025 - £444pa.  
 Built in 2010 by Bellway  
 Council Tax Band - G  
 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.

#### Anti Money Laundering Charges

By law we are required to conduct anti-money laundering checks on all potential buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

