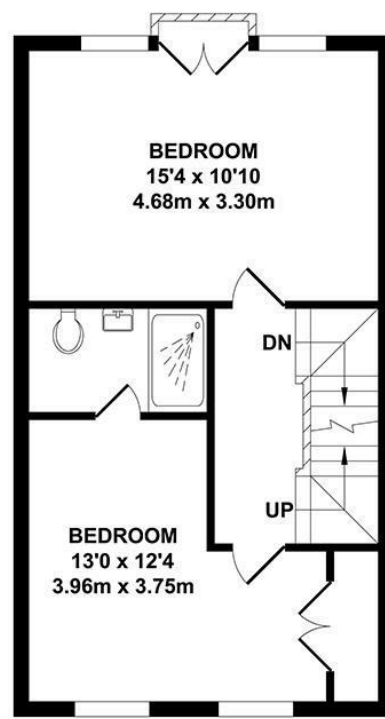
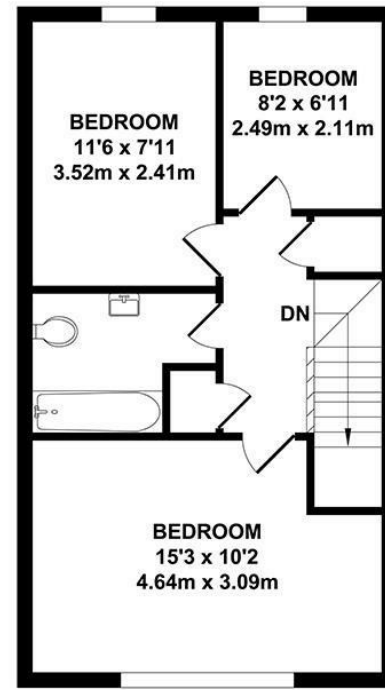


GROUND FLOOR
APPROX. FLOOR AREA
433 SQ.FT.
(40.27 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
433 SQ.FT.
(40.27 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
433 SQ.FT.
(40.27 SQ.M.)

TOTAL APPROX. FLOOR AREA 1300 SQ.FT. (120.81 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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01732 522 822
info@khp.me



Baxter Way
ME19 4DE
Asking Price £475,000

Tenure: Freehold

Council tax band: E



****CHAIN FREE****

This spacious and versatile four-bedroom terraced home is arranged over three floors, offering flexible living accommodation ideal for families and professionals alike.

The ground floor features a welcoming entrance hall, a convenient downstairs WC, a modern kitchen/diner perfect for entertaining, and a separate lounge with French doors opening onto the rear garden, allowing plenty of natural light throughout.

On the first floor, you will find the impressive main bedroom complete with fitted wardrobes and an ensuite shower room. There is also an additional reception room with a Juliet balcony, which could easily be utilised as a fourth bedroom, home office, or second living area.

The second floor offers three further well-proportioned bedrooms, a family bathroom, and ample storage space with multiple cupboards available.

Externally, the property benefits from a generous rear garden with direct access to the carport, which can conveniently be reached via rear vehicle access.

This unique home offers excellent space and flexibility throughout and is offered to the market chain free.

Call now to arrange your viewing and avoid missing out on this fantastic opportunity!

- 4 Bedrooms
- Carport
- Over 3 Floors
- Close to shops
- New carpet going in!
- CHAIN FREE
- Kitchen diner
- Ensuite
- Family bathroom
- Call now to arrange your viewing!



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	
A (92-100)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
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	



ADDITIONAL INFORMATION

Freehold
Kings Hill Management Charge for 2025 - £444pa.
Built in 2004
Council Tax Band - E
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.

