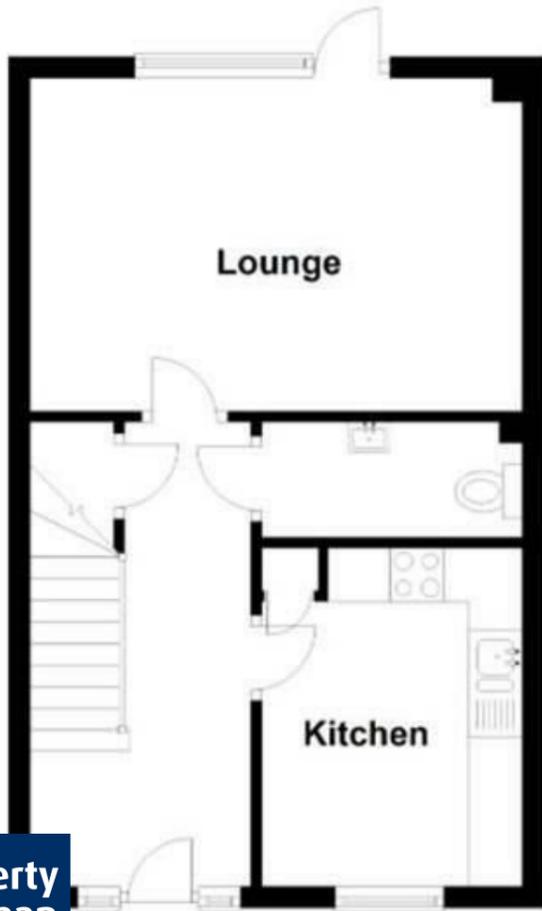


### Ground Floor

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



### First Floor

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



01732 522 822  
info@khp.me



Langley Way  
Kings Hill ME19 4NJ  
£1,350

Tenure:

Council tax band:



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

Internally the property comprises kitchen (with integrated oven, hob and fridge/freezer), living room with doors to garden, cloakroom, understairs cupboard. To the first floor is the master bedroom with ensuite and a built in cupboard, second bedroom and bathroom.

Available 12th October

Long Term Let

Pets Considered - Pet Rent Charged at £20 per month per pet

- Semi Detached House
- 2 Bedrooms
- 2 Bathrooms
- Kitchen with Integrated Appliances
- Living Room
- Cloakroom
- Low Maintenance Rear Garden
- Car Port & Parking Space
- Available 12th October onwards



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
76	82		

Energy Efficiency Rating: 76 (Current), 82 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: Current and Potential ratings are not specified in the image.

### 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

UPVC Double Glazing  
Gas Central Heating  
Appliances included in kitchen are oven, hob and fridge/freezer. A washing machine can be supplied if required.

### 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.

