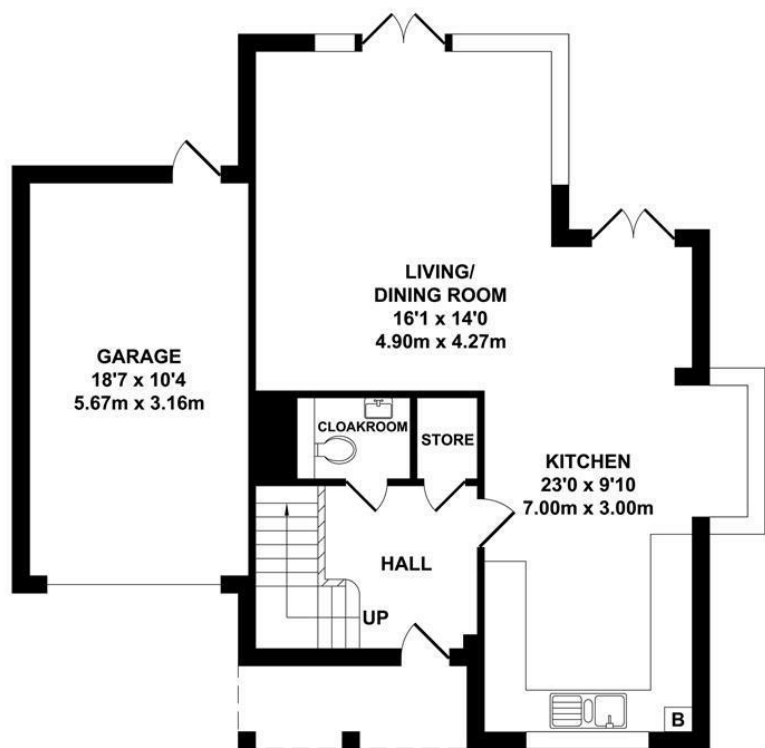
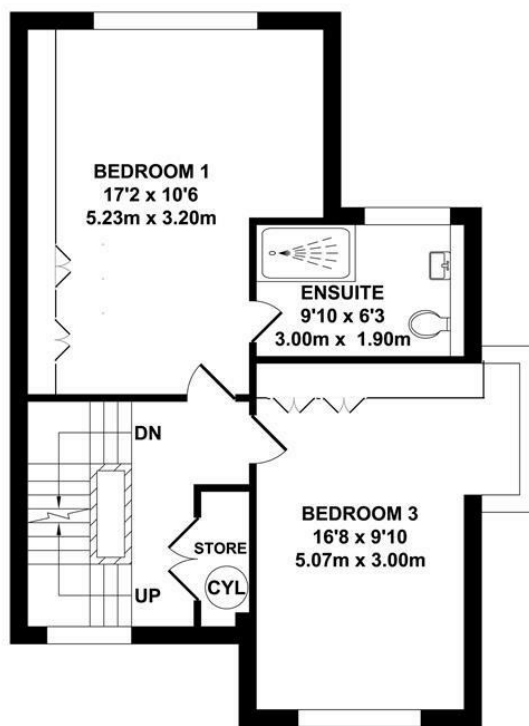
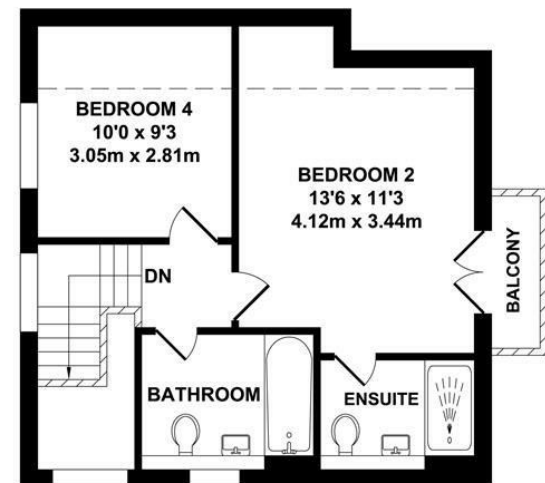




GROUND FLOOR
APPROX. FLOOR AREA
777 SQ.FT.
(72.19 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
573 SQ.FT.
(53.20 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
393 SQ.FT.
(36.52 SQ.M.)

TOTAL APPROX. FLOOR AREA 1743 SQ.FT. (161.91 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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Royal Crescent
West Malling ME19 4SX
Guide Price £625,000

Tenure: Freehold

Council tax band: G



Splendid 4 bed detached house offering the perfect blend of contemporary elegance with versatile living accommodation. Benefitting from excellent parking, early viewing is highly encouraged.

The property is sure to impress from the moment you arrive. As you can see from the floor plan the downstairs offers generous open plan living space with modern kitchen and living/dining room. These versatile areas are perfect for family gatherings or hosting friends, allowing for a warm and inviting atmosphere with plenty of natural light.

The house boasts four generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. Bedroom 1 & 2 benefit from their own en-suite shower rooms and there is an additional family bathroom on the second floor, all of which are well-appointed and designed with modern fixtures and finishes, providing convenience and comfort for all residents.

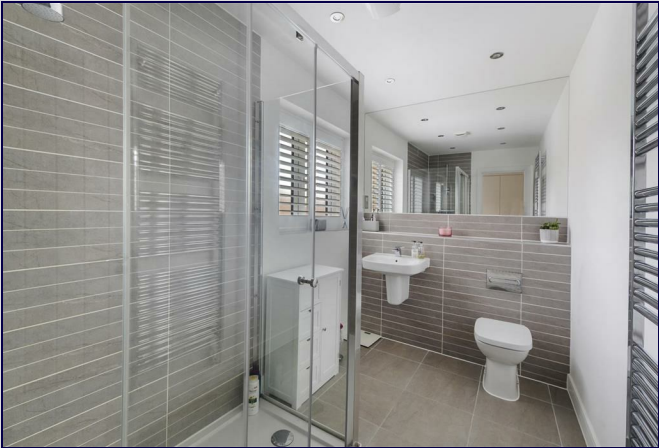
The layout is ideal for families or those who enjoy having guests, ensuring everyone has their own space and the thoughtful design of the home ensures that both functionality and style are at the forefront. Further benefits and features include a balcony to bedroom 2, downstairs cloakroom and great size garden with large grassed and patio areas. One of the most exciting features of this property are the parking facilities, with garage and further designated spaces, a rare find!

This delightful home in Royal Crescent presents a wonderful opportunity for families or individuals looking to settle in a charming and well-connected area.

Do not miss the chance to make this exceptional property your own. Call now to book your viewing.

- Contemporary 4 bed family home
- Detached
- Generous open plan living space
- Modern Kitchen
- Downstairs cloakroom
- Family bathroom & two ensuite shower rooms
- Garage plus extra parking spaces
- Good size rear garden
- Fitted Wardrobes
- Remainder of NHBC warranty

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(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	85	England & Wales	93
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 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.

ADDITIONAL INFORMATION

Freehold
Kings Hill Management Charge for 2025 - £444pa.
Local Estate Charge - First Port
Built by [] in []
Council Tax Band - G
EPC Rating - B

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.

