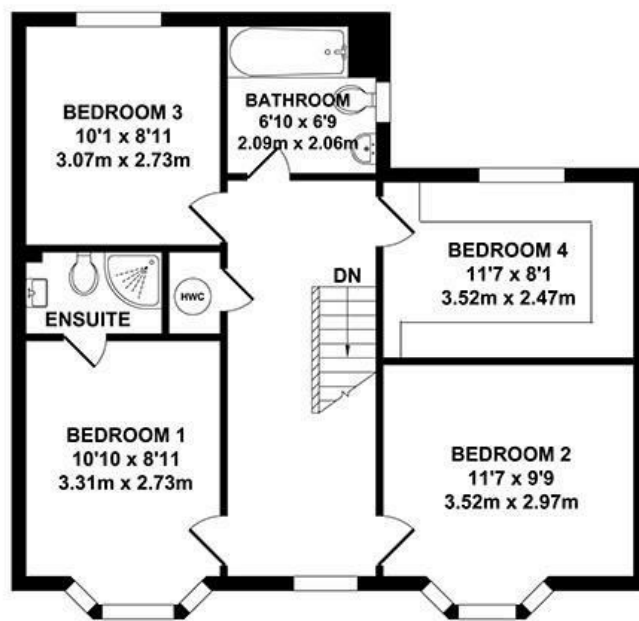
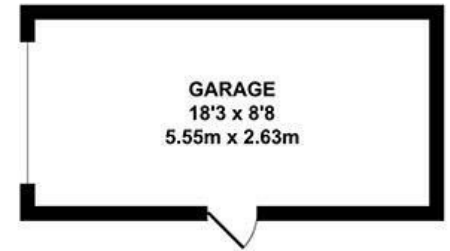


GROUND FLOOR
APPROX. FLOOR AREA
637 SQ.FT.
(59.22 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
637 SQ.FT.
(59.22 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
157 SQ.FT.
(14.60 SQ.M.)

TOTAL APPROX. FLOOR AREA 1432 SQ.FT. (133.04 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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Atlas Close
Kings Hill ME19 4PS
Offers Over £550,000

Tenure: Freehold

Council tax band: F



****CHAIN FREE** **GUIDE PRICE £550,000 - £575,000**** A well presented 4 bedroom semi detached home situated in a fantastic location, with the sports park, discovery school, and woodland walks a stone throw away from the property.

Set over two floors, viewers will discover a light and airy home at first glance,. As you enter via the front door, you will find a spacious hallway, with immediate access into the generous sized living area that benefits from lots of light due to its dual aspect. You will also find the downstairs W/C, and a door that leads directly into the family room and modern Kitchen diner, which light pours in from the French doors that lead out to the garden.

To the first floor, the property benefits from 4 good size bedrooms, one of which has an ensuite, a family bathroom and again, a rather spacious landing with a generous size storage cupboard.

Externally, the property has a good size SOUTH FACING garden with rear access, a single garage with personal door to the garden and driveway.

- CHAIN FREE
- Semi-Detached Home
- Modern Décor & Immaculate Conditoin
- SOUTH FACING, PRIVATE Rear Garden
- Short Walk to Discovery School & Sports Park
- Open Plan Kitchen/Dining/Family Room
- 4 Bedrooms
- Ensuite, Bathroom & Cloakroom
- Garage and driveway

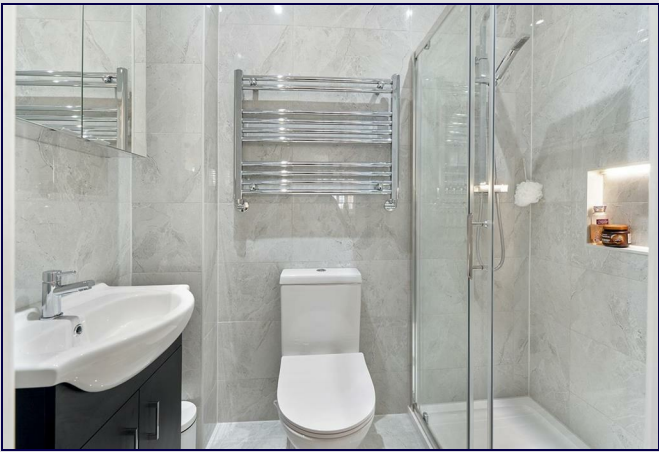
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
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79		88	

England & Wales

EU Directive 2002/91/EC

England & Wales

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.
Built by Taylor Wimpey in 2012
Council Tax Band F
EPC Rating C

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.

