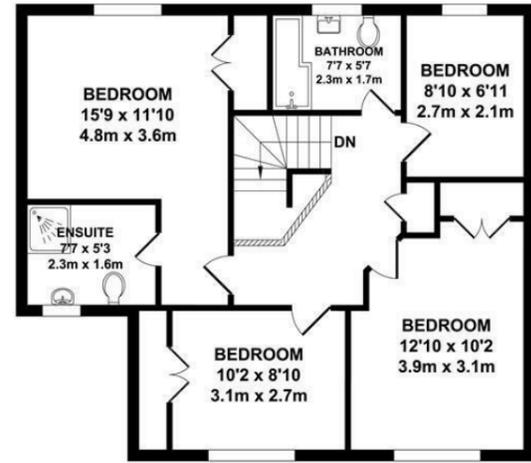


GROUND FLOOR
APPROX. FLOOR AREA
1233 SQ. FT.
(114.56 SQ. M)



FIRST FLOOR
APPROX. FLOOR AREA
691 SQ. FT.
(64.21 SQ. M)

TOTAL APPROX. FLOOR AREA 1924 SQ.FT. (178.77 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 misstatement. 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



Lancaster Way
West Malling ME19 4LB
Asking Price £775,000

Tenure: Freehold

Council tax band: G



SOLD BY KINGS HILL PROPERTIES BEFORE GOING TO MARKET - CALL US NOW FOR SIMILAR PROPERTIES - 01732 522 822

****CHAIN FREE** LOCATION! LOCATION! LOCATION!**

A well proportioned 4 bedroom detached home located in the sought-after and rarely available Kate Reed Woods on the fringe of Kings Hill. This property has been EXTENDED and sits on an attractive plot with SOUTH FACING garden and birds tweeting all around you.

Internally the property comprises entrance hall, cloakroom, sitting room, playroom/study, beautiful open plan kitchen/dining/garden room with bi-fold doors to garden and integral access to garage.

To the first floor there is a master bedroom with en suite shower room, three further bedrooms and a family bathroom. Three of the bedrooms all benefit of built in cupboards.

Externally there is an attractive south facing garden. To the front is a low maintenance garden, driveway and a DOUBLE GARAGE with two up & over doors.

We recommend viewing at your earliest opportunity to see this highly desirable house and all it has to offer.

- Attractive Detached House
- 4 Bedrooms
- 2 Modern Bathrooms
- Superb Open Plan Kitchen/Diner/Garden Room
- Lounge
- Study/Playroom
- Double Garage & Driveway
- South Facing Rear Garden
- Quiet, Leafy Location
- Scope to Convert Loft (planning currently lodged)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
(92-100) 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 CO₂ emissions

England & Wales EU Directive 2002/91/EC

LOCAL INFORMATION FOR WEST MALLING

Kate Reed Woods is located on the fringe of Kings Hill and has its own walkway into Church Hill Square from which the shops and amenities are readily available.

West Malling is approximately one mile away and is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection of period properties, shops and amenities. There is also a mainline station serving London Victoria less than one mile away with ample on site parking.

Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with mainline stations serving London Bridge, Cannon Street, Charing Cross and Victoria.

The M20 and M26 are easily accessible ensuring quick communications with the M25, Gatwick, Heathrow, City and Stansted airports, Canary Wharf, the Channel Tunnel and Ashford and Ebbsfleet International Stations (Ebbsfleet to St Pancras station in 17 minutes).

ADDITIONAL INFORMATION

- Council Tax Band G
- UPVC Double Glazing
- Gas Central Heating (boiler is 4 years old with service history)
- Loft - Partially boarded with ladder
- No Estate Service Charges
- Planning - The property has a current outline planning application lodged with TMBC for a loft conversion to create large master suite and garage conversion to an annex space. The agent holds drawings if this is of interest.
- Kitchen Appliances - Stoves Cooker and American Fridge/Freezer are available by separate negotiation. Integral dishwasher included.

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.

