



GROUND FLOOR  
APPROX. FLOOR AREA  
417 SQ. FT.  
(38.72 SQ. M)

FIRST FLOOR  
APPROX. FLOOR AREA  
374 SQ. FT.  
(34.76 SQ. M)

SECOND FLOOR  
APPROX. FLOOR AREA  
249 SQ. FT.  
(23.12 SQ. M)

TOTAL APPROX. FLOOR AREA 1040 SQ.FT. (96.60 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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Discovery Drive  
Kings Hill ME19 4GA  
Guide Price £435,000

Tenure: Freehold

Council tax band: E



**\*\*GUIDE PRICE 435,000-450,000\*\* \*\*CHAIN FREE\*\***

A spacious three-bedroom semi-detached home ideally located just a stone's throw from Discovery School, woodland walks and sports park. A short drive away is the main square in which you will discover a range of amenities.

Arranged over three floors, the home offers generous bedroom sizes throughout, a large living area, a well-proportioned kitchen/diner with separate utility room, a downstairs WC, family bathroom, and an ensuite to the main bedroom, which occupies the entire top floor.

Externally, the property benefits from a carport with additional storage to the rear and parking for two vehicles. The garden features a rare L-shaped layout, offering excellent outdoor space rarely found on Kings Hill.

Call now to arrange your viewing.

- Semi Detached House
- 3 Bedrooms
- Ensuite, Bathroom & Cloakroom
- Living Room
- Kitchen/Diner
- Low Maintenance Garden
- Car Port & Parking Space
- Short Walk to Discovery School
- Close to Parks & Woodland Walks
- CHAIN FREE



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
80	85		

Energy Efficiency Rating: A (85-91), B (79-84), C (69-78), D (59-68), E (49-58), F (39-48), G (1-38).  
 Environmental Impact (CO<sub>2</sub>) Rating: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70).



#### 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

Freehold  
 Kings Hill Management Charge for 2025 - £444pa.  
 Local Estate Charge - £350 pa.  
 Built by Hilreed  
 Council Tax Band - E  
 EPC Rating -TBC



#### 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.

