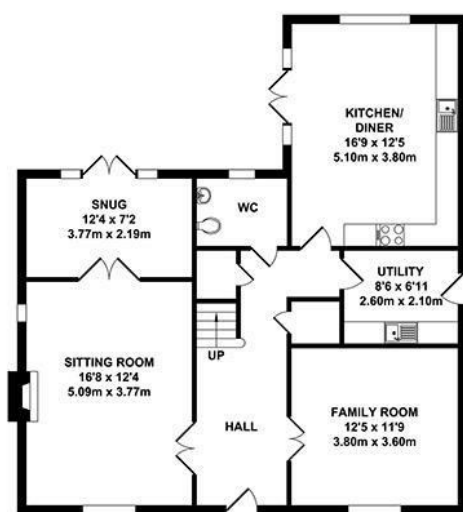
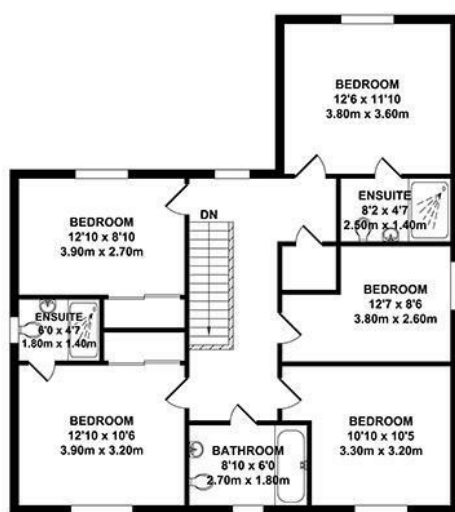
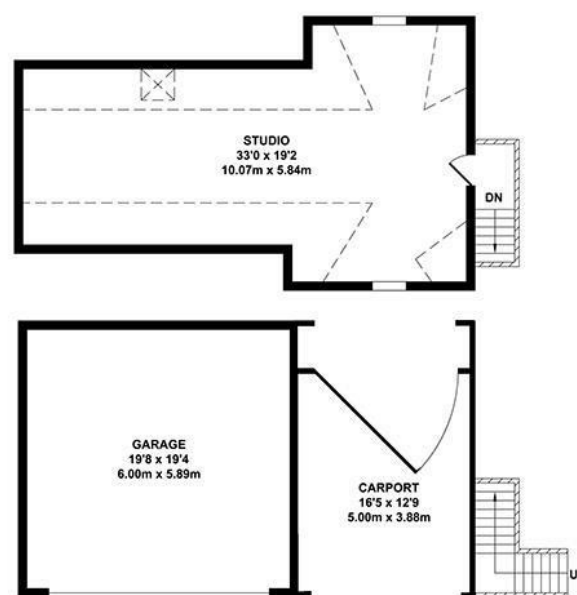




GROUND FLOOR
APPROX. FLOOR AREA
929 SQ. FT.
(86.29 SQ. M)



FIRST FLOOR
APPROX. FLOOR AREA
929 SQ. FT.
(86.29 SQ. M)



OUTBUILDING
APPROX. FLOOR AREA
887 SQ. FT.
(82.44 SQ. M)

TOTAL APPROX. FLOOR AREA 2745 SQ.FT. (255.02 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
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Diana Walk
Kings Hill ME19 4EN
£2,950 PCM

Tenure:

Council tax band: G



A handsome 5 bedroom detached house over looking the Cricket Ground. Boasts gated parking, double garage and large studio room above the garage.

Internally the home is arranged over two floors and comprises entrance hall, kitchen/breakfast room, living room, study/garden room, family room, utility room and cloakroom. To the first floor are 5 bedrooms, 2 en-suite shower rooms and family bathroom.

Externally the front aspect is a distinct feature enjoying uninterrupted views of the cricket ground. There is a gated driveway to the rear together with a double garage with separate studio room above it (accessed via an external staircase). The rear garden is mainly laid to lawn with a patio area.

Available December 2025. A pet is considered at £25pcm pet rent.

- Substantial Detached House
- Fronting Cricket Green
- Modern Kitchen/Breakfast Room
- 2 Reception Rooms
- Study/Garden Room
- 5 Bedrooms
- 3 Bathrooms
- Gated Double Garage & Parking
- Studio Above Garage

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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
Council Tax Band G
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.

