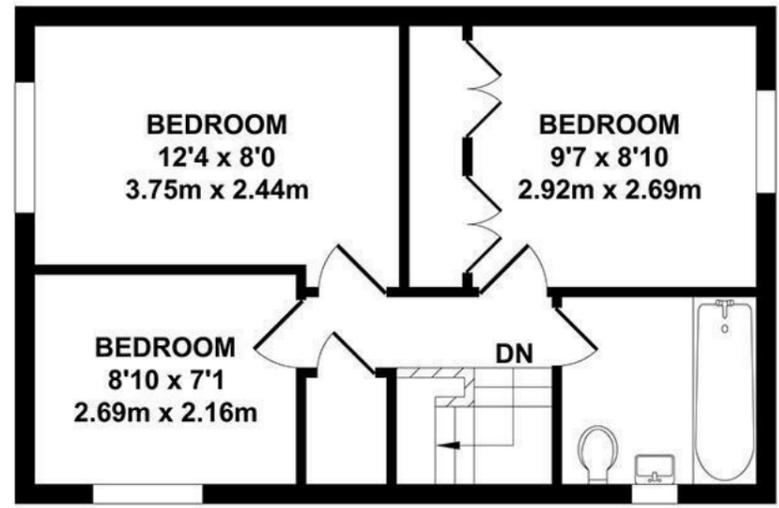


GROUND FLOOR
APPROX. FLOOR AREA
377 SQ.FT.
(35.02 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
377 SQ.FT.
(35.02 SQ.M.)

TOTAL APPROX. FLOOR AREA 754 SQ.FT. (70.04 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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Bramley Way
West Malling ME19 4BD
Guide Price £415,000

Tenure: Freehold

Council tax band: D



GUIDE PRICE £415,000 - £425,000

This well-presented three-bedroom semi-detached home is located in the ever-popular Phase 1 development on Kings Hill and benefits from NO SERVICE CHARGES.

Arranged over two floors, the ground floor comprises a downstairs cloakroom, a fitted kitchen, and a generously sized living room with doors opening directly onto the rear garden—ideal for indoor-outdoor living.

Upstairs, there are three well-proportioned bedrooms, one featuring fitted wardrobes, along with a family bathroom.

Externally, the property sits on a substantial plot for Kings Hill, offering a driveway for two cars with further potential to create additional parking if required.

Viewing is highly recommended.

- 3 Bedrooms
- Semi detached
- Driveway
- Downstairs W/C
- Great plot
- PHASE 1
- NO SERVICE CHARGES
- Short walk to Kings Hill Primary School
- Close to amenities
- CALL NOW TO ARRANGE YOUR VIEWING!



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	68	A	B
<small>Very energy efficient - lower running costs</small>			
<small>Very environmentally friendly - lower CO₂ emissions</small>			
<small>Not energy efficient - higher running costs</small>			
<small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

ADDITIONAL INFORMATION

Freehold
No Service charges
Phase 1
Built in 1997
Council Tax Band - D
EPC Rating - D

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.

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.

