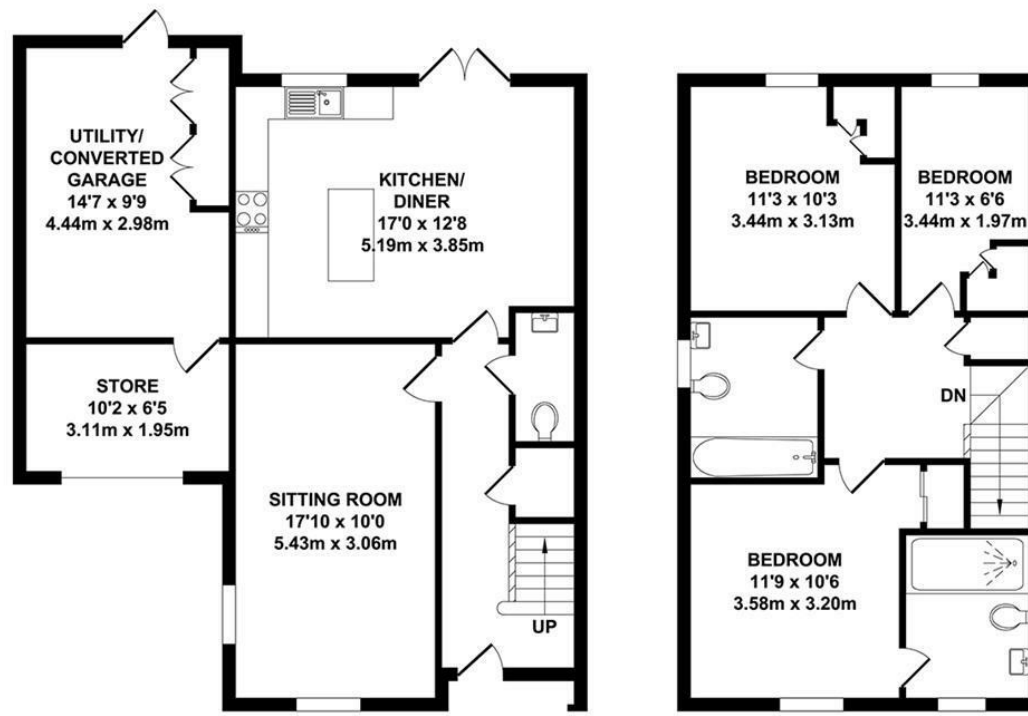




TOTAL APPROX. FLOOR AREA 1261 SQ.FT. (117.15 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Baddlesmere Drive
 Kings Hill ME19 4SG
 Offers Over £475,000

Tenure: Freehold

Council tax band: E



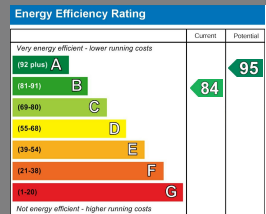
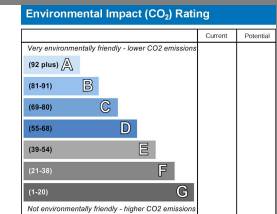
****CHAIN FREE**** GUIDE PRICE £475,000-£500,000

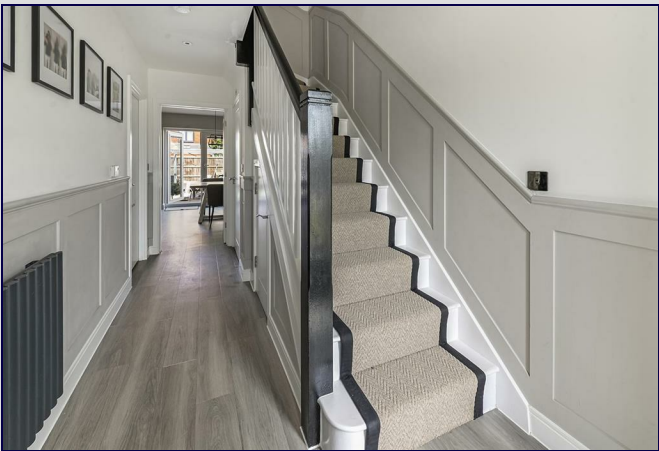
High specification, modern home. This 3 bedroom home boasts a FANTASTIC kitchen/dining space with doors to the rear garden and the convenience of parking in front of your garage/house. This area of Phase 3 of Kings Hill also provides ample visitor parking in the vicinity and around Ruton Sq Park. You also have the attractive Orchard Park directly across the road.

Internally the property comprises entrance hall, living room, cloakroom, “wow factor” kitchen/dining space with doors to the garden. The ground floor boasts Amitico flooring throughout. To the first floor is the main bedroom with stunning en-suite, two further bedrooms and a modern bathroom. All bedrooms benefit from built in wardrobes.

Externally to the front there is parking in front of your garage. A neatly maintained front garden that has been partially hardscaped so you can park an extra car if needed. The garage has been partially converted. So the front 1/3rd is for storage and the rear 2/3rds is now a multifunctional room (separately heated and has plumbing and power). The garage loft has been boarded and provides extensive storage space. To the rear is a landscaped garden.

- Semi-Detached House
- Built By Countryside in 2020
- Contemporary Kitchen/Diner
- Living Room
- 3 Bedrooms
- Ensuite, Bathroom & Cloakroom
- Garage - 1/3 storage & 2/3 converted space (fully boarded loft)
- Driveway
- Opposite the Lovely Orchard Park & Boasts On Site Ruton Sq Park
- Easy Access to Shops & Amenities

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
(92 plus) 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	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.
Local Estate Charge (First Port) - Approx £300pa
Built by Countryside in 2020
Remaining New Home Warranty
Council Tax Band E
EPC Rating B

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.

