



GROUND FLOOR  
 APPROX. FLOOR AREA  
 1037 SQ.FT.  
 (96.32 SQ.M.)

FIRST FLOOR  
 APPROX. FLOOR AREA  
 538 SQ.FT.  
 (50.00 SQ.M.)

TOTAL APPROX. FLOOR AREA 1575 SQ.FT. (146.32 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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**Alexander Grove**  
 West Malling ME19 4HY  
 Offers In Excess Of £625,000

Tenure: Freehold

Council tax band: G



**\*\*OFFERED WITH THE BENEFIT OF NO FORWARD CHAIN\*\***

New to market is this beautifully presented four bedroom detached home, situated in a favoured position close to Kings Hill School, shops and amenities.

Internally the accommodation arranged over two floors comprising entrance hall, cloakroom WC, a sitting room, a further reception room, an open plan kitchen/dining room with an extensive selection of cupboards, a garden room and an integral garage. To the first floor is the main bedroom with built in wardrobes and ensuite shower, 3 further bedrooms and main bathroom.

Externally the property benefits from a garage and hardstanding parking to the rear of the property. The rear garden has been beautifully landscaped in a low maintenance fashion to include patio area, lawn, and trees to enhance your privacy.

- Detached
- Four Bedrooms
- Integral Garage
- Conservatory
- Ensuite
- Two Reception Rooms
- Open Plan Kitchen/ Diner
- Downstairs WC
- Landscaped Garden
- No Chain



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-101) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Current Energy Rating: **D** (64) | Potential Energy Rating: **B** (77)



**ADDITIONAL INFORMATION**

Freehold  
 Kings Hill Management Charge for 2025 - £444pa.  
 Built in 2002  
 Council Tax Band - F  
 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.

