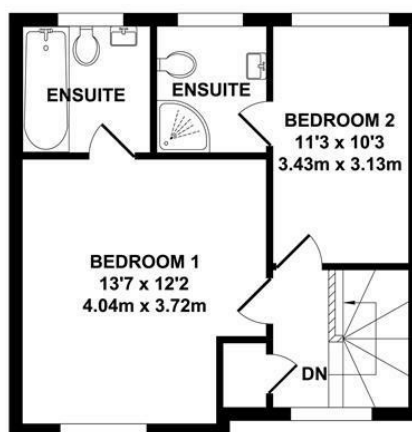
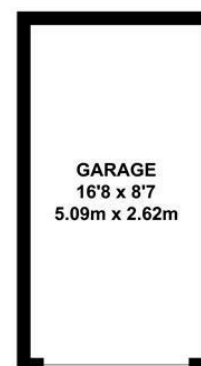


GROUND FLOOR
APPROX. FLOOR AREA
536 SQ.FT.
(49.77 SQ.M.)



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



OUTBUILDING
APPROX. FLOOR AREA
144 SQ.FT.
(13.34 SQ.M.)

TOTAL APPROX. FLOOR AREA 1056 SQ.FT. (98.13 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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Discovery Drive
Kings Hill ME19 4GA
Offers In The Region Of £375,000

Tenure: Freehold

Council tax band: E



A spacious two bedroom terrace home conveniently located a few minutes away from the Discovery School, woodland walks and the cricket ground. Comes with a GARAGE and parking space.

Upon entry of this LARGER THAN AVERAGE provides a spacious entrance hall, modern kitchen, cloakroom WC, large living room/diner with patio doors leading onto the garden, main bedroom with EN SUITE BATHROOM and further double bedroom with EN SUITE SHOWER.

Externally there is a low maintenance, sunny rear garden, single garage with a parking space for 1 vehicle in front of garage.

- Terraced House
- Garage & Driveway
- Living/Dining Room
- Cloakroom WC
- 2 Double Bedrooms
- 2 Ensuites
- Woodland Walks Nearby
- Close To The Cricket Ground
- Short Walk to Discovery School

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very energy efficient - lower running costs</div> <div>England & Wales</div> <div>EU Directive 2002/91/EC</div>		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very environmentally friendly - lower CO₂ emissions</div> <div>England & Wales</div> <div>EU Directive 2002/91/EC</div>	



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 - E
UPVC Double Glazing
Kings Hill Management Charge - £444pa
Local Estate Charge - Approximately £340pa
Built in 2007

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.

