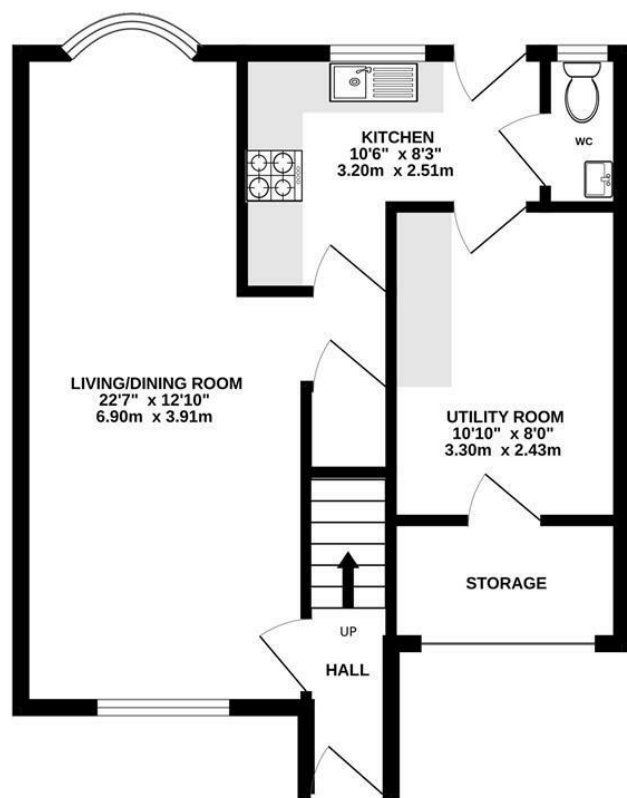
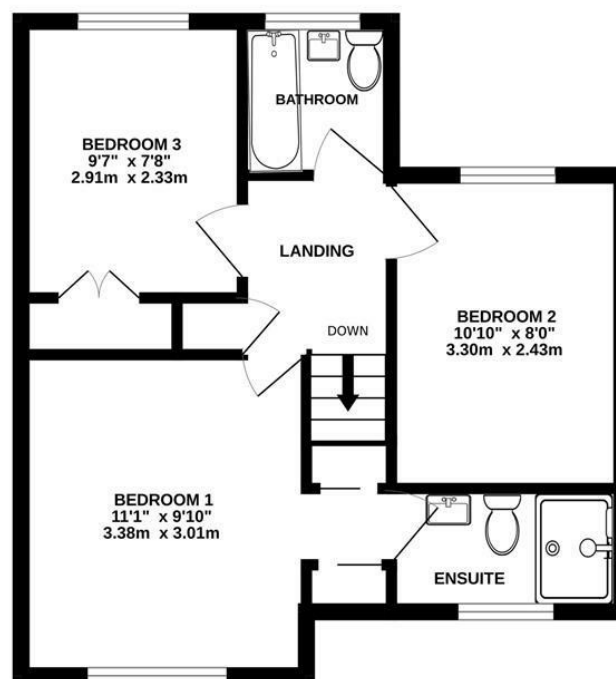


GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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01732 522 822
info@khp.me



Russet Way
Kings Hill ME19 4FJ
£1,750 PCM

Tenure:

Council tax band: E



A 3 bedroom terrace house located on the popular Phase 1 of the Kings Hill development. The property comprises living/dining room, modern kitchen (gas hob, electric oven, fridge/freezer, and dishwasher), large utility room (converted portion of the garage), main bedroom with built in wardrobes and ensuite, two further bedrooms and a family bathroom.

Externally there is a parking for two vehicles to the front, a small portion of the garage for storage and a good size rear garden. Pippin Green is just a few meters walk from the property.

Double glazing and GCH. Pets considered at £25pcm pet rent.

- Terrace House
- Very Close to Pippin Green
- Will Be Freshly Painted & Have Brand New Carpets
- Kitchen & Large Utility Room
- Three Bedrooms
- Moden Bathroom & Ensuite
- Good Size Rear Garden
- Parking for Two Cars
- Double Glazing & Gas Heating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71	86		

England & Wales EU Directive 2002/91/EC



LOCAL INFORMATION

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 amongst the local residents. Kings Hill offers excellent commuting facilities with easy access to to the M20, a regular bus service to the nearby towns of Tonbridge, Maidstone and West Malling, as well as a direct 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 (for details seekingshill.viat.org.uk, kingshillschool.org.uk and discovery.kent.sch.uk) 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 with range of classes and activities, 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.

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.

