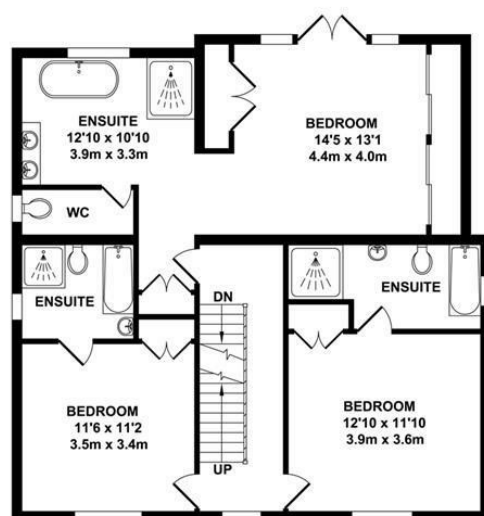
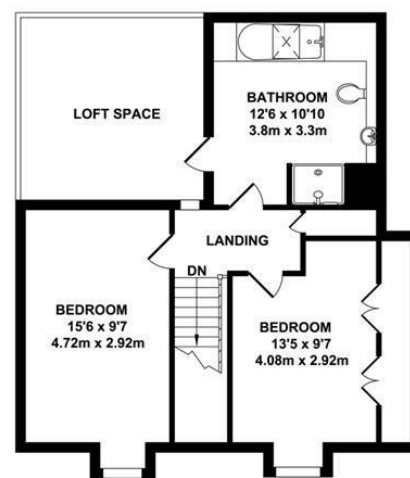


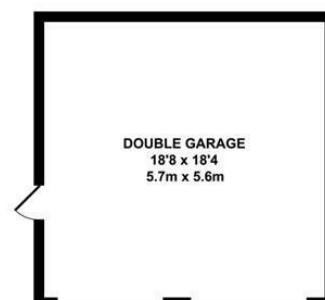
GROUND FLOOR  
APPROX. FLOOR AREA  
914 SQ. FT.  
(84.86 SQ. M)



FIRST FLOOR  
APPROX. FLOOR AREA  
920 SQ. FT.  
(85.46 SQ. M)



SECOND FLOOR  
APPROX. FLOOR AREA  
538 SQ. FT.  
(49.96 SQ. M)



GARAGE  
APPROX. FLOOR AREA  
344 SQ. FT.  
(31.92 SQ. M)

TOTAL APPROX. FLOOR AREA 2715 SQ. FT. (252.22 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 misstatement. 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.



01732 522 822  
info@khp.me



Braeburn Way  
Kings Hill ME19 4EA  
Guide Price £850,000

Tenure: Freehold

Council tax band: G





**\*\* CHAIN FREE\*\* - \*\*GUIDE PRICE - £850,000 - £900,000 \*\***

This substantial five bedroom detached house forms part of an attractive tree lined walk way in the heart of Kings Hill. Braeburn Way is one of the most attractive roads on Kings Hill and boasts being short walking to all local shops & amenities including the Waitrose store, Kings Hill Golf Course and local schools.

Internally the accommodation is arranged over three floors and comprises a large entrance hall, two reception rooms, a modern open plan kitchen/diner, utility and cloakroom.

To the first floor the main bedroom is a distinct feature of the home with very spacious, luxury ensuite and extensive built in wardrobes, there are two further double bedrooms also with ensembles and fitted wardrobes. To the second floor there are two further double bedrooms and an additional bathroom with eves storage.

Externally there is an enclosed front garden, a private, walled rear garden - completely low maintenance having been beautifully paved. From the rear garden there is a gate providing access to the detached double garage and parking for two vehicles.

**\*\*PLEASE NOTE THESE ARE LIBRARY PHOTOS\*\***

- Impressive Detached House
- Modern, High Specification Finishes
- Contemporary Kitchen/Diner
- Two Reception Rooms
- 5 Genorous Size Bedrooms
- 4 Bathrooms
- Attractive Walkway Location
- Centrally Located, Close to Amenities
- Double Garage & Driveway
- NO ONWARD 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 plus) <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



**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, maintenance and 24 hour security services 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 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, two highly coveted primary schools (for details see [kingshillschool.org.uk](http://kingshillschool.org.uk) and [discovery.kent.sch.uk](http://discovery.kent.sch.uk)) and a youth club. The range of sports and leisure facilities are excellent. It includes shops, cafes, restaurants, 18-hole 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 the Asda and Waitrose supermarkets, eateries and further amenities such as (hairdressers, pharmacy, doctors, dentist and much more) can be found.

**ADDITIONAL INFORMATION**

- Freehold
- Council Tax Band G
- UPVC Double Glazing
- Gas Central Heating (new boiler in 2019)
- Kings Hill Management Charge - £370 plus VAT pa
- Local Estate Charge - None
- CCTV cameras
- Cat 6 wired throughout the property
- Fibre Optic Internet
- Water Softener fitted
- Reverse Osmosis Drink water filter
- Loft space over garage. Eves Storage on Top Floor.
- Bedroom fitted furniture is Sharps.
- Kitchen appliances are all Bosch and installed in 2020.
- New carpets and floorings in 2020.
- Garden benefits from mains gas for an outdoor kitchen/heaters etc.
- Garage has cabling ready for electric car chargers.

**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.

