



TOTAL APPROX. FLOOR AREA 1497 SQ.FT. (139.06 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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Niagara Close
Kings Hill ME19 4HR
Offers Over £460,000

Tenure: Freehold

Council tax band: E



****CHAIN FREE**** Situated within a short distance from local amenities, primary schools and Kings Hill golf course is this WELL PRESENTED family home.

The internal accommodation is arranged over 2 floors with the ground floor comprising entrance hall, OPEN PLAN kitchen/diner/garden room to the rear of the property, good sized lounge and cloakroom W/C.

Located on the 1st floor is the main bedroom which benefits from a walk in wardrobe and EN SUITE shower room, family bathroom and 2 further good sized bedrooms.

Externally there is a low maintenance rear garden, car port with lockable storage store and additional parking space.

****PLEASE NOTE THESE ARE LIBRBARY PHOTOS****

- SOLD BY KHP
- En Suite Shower Room
- Semi Detached
- Local Amenities Nearby
- Modern Décor Throughout
- Car Port & Additional Space
- Storage Store Accessed From Car Port
- Primary Schools Nearby
- NO ONWARD CHAIN
- ****LIBRARY PHOTOS****

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small>			
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<small>Very environmentally friendly - lower CO₂ emissions</small>		<small>Very environmentally friendly - lower CO₂ emissions</small>	
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales		England & Wales	



ADDITIONAL INFORMATION
Kings Hill Management Charge - £440pa,
Local Estate Charge - £530pa
Built in 2003
AGENT NOTE - THE PHOTOS ARE LIBRARY PHOTOS
Kitchen has new doors and worktops replaced in 2019
Boiler was replaced in 2020 to a combination boiler
All carpets except the master bedroom was replaced in 2020
The property has a water softener and filter fitted
Internet cable running throughout

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.

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.

