



GROUND FLOOR  
APPROX. FLOOR AREA  
667 SQ. FT.  
(61.95 SQ. M)

FIRST FLOOR  
APPROX. FLOOR AREA  
517 SQ. FT.  
(48.07 SQ. M)

TOTAL APPROX. FLOOR AREA 1184 SQ.FT. (110.02 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.  
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McArthur Drive  
Kings Hill ME19 4GW  
Guide Price £475,000

Tenure: Freehold

Council tax band: E

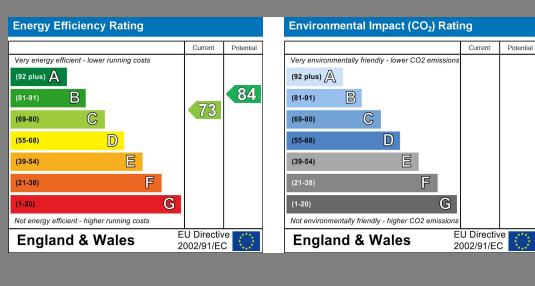


A beautifully presented three bedroom house situated on a quiet walkway facing woodlands and side on to a green space. Available with the benefit of NO ONWARD CHAIN. We recommend viewing to appreciate the peaceful woodland location and attractive accommodation on offer.

Internally the accommodation comprises entrance hall, cloakroom, living room, kitchen, utility space and dining room. To the first floor is the main bedroom with ensuite and built in wardrobes, two further bedrooms and a bathroom.

Externally the property benefits from a single garage to the side of the property and gated driveway for two cars (accessed from the rear). There is a decent size rear garden.

- Link Detached House
- 3 Double Bedrooms
- Bathroom, Ensuite & Cloakroom
- 2 Reception Rooms
- Modern Kitchen with Integral Appliances
- Peaceful Location Facing Woodlands
- Green Space to the Side
- Garage & Gated Driveway
- Good Size Rear Garden
- NO ONWARD CHAIN



#### 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

Freehold

Kings Hill Management Charge - £420pa

Local Estate Charge - £TBCpa

Council Tax Band E

EPC Rating -

#### 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.

