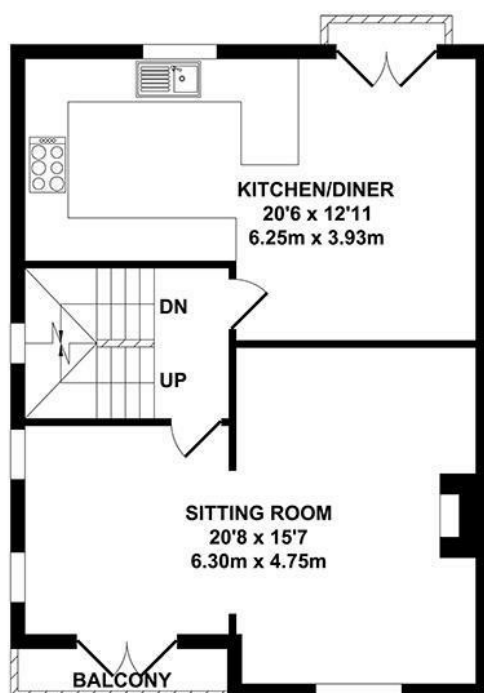
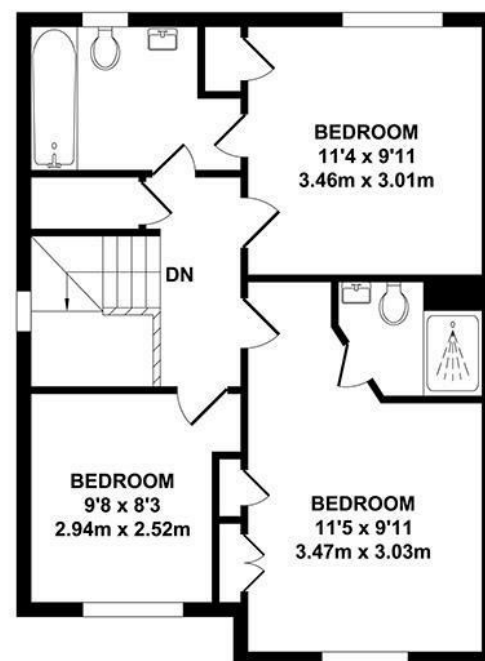


GROUND FLOOR
APPROX. FLOOR AREA
567 SQ.FT.
(52.68 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
567 SQ.FT.
(52.68 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
567 SQ.FT.
(52.68 SQ.M.)

TOTAL APPROX. FLOOR AREA 1701 SQ.FT. (158.04 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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Kendall Avenue
Kings Hill ME19 4BF
Offers Over £550,000

Tenure: Freehold

Council tax band: G



GUIDE PRICE - £550,000-£575,000 - A versatile and immaculately kept regency style town house set back from Kendall Avenue down a private, landscaped driveway (approx 30m long). This property enjoys a great degree of privacy and seclusion. Sold with the benefit of NO ONWARD CHAIN.

Arranged over three floors the accommodation offers a multitude of space to use as it suits you. The ground floor provides a spacious entrance hall, cloakroom, integral access to the garage (which has a handy utility area) and a flexible room that can be used as 4th bedroom with ensuite, a great work from home study or simply a pleasant garden room.

To the first floor is the open kitchen/dining room and sitting room with study area. To the second floor is the main bedroom with ensuite shower, bedroom 2 with Jack & Jill bathroom and third bedroom.

Externally there is an enclosed rear garden (SOUTH/WEST aspect), integral single garage and off street parking for 2 cars. There is also a large front lawn that could easily be landscaped for further parking if required.

- SOLD BY KHP
- Tucked Away Location
- Generous Parking & Frontage
- South/West Facing Rear Garden
- Kitchen/Diner
- Living Room
- 3 Double Bedrooms
- Study/4th Bedroom
- 3 Bathrooms & Cloakroom
- Integral Garage With Utility Area

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(48-54) E</p> <p>(35-47) F</p> <p>(1-34) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(48-54) E</p> <p>(35-47) F</p> <p>(1-34) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
74	83		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



LOCAL INFORMATION FOR KINGS HILL
Kings Hill is a modern, "American-style 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. 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, Charing Cross and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, 3 highly coveted primary schools and various clubs. The range of sports and leisure facilities are excellent. It includes shops, eateries, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, numerous play parks 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, Aldi 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 for 2025 - £370 plus VAT.
Built by Countryside
Council Tax Band G
EPC Rating C

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.

