



GROUND FLOOR  
 APPROX. FLOOR AREA  
 419 SQ.FT.  
 (38.96 SQ.M.)

FIRST FLOOR  
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 419 SQ.FT.  
 (38.96 SQ.M.)

TOTAL APPROX. FLOOR AREA 839 SQ.FT. (77.92 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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Queen Street  
 Kings Hill ME19 4JP  
 Guide Price £375,000

Tenure: Freehold

Council tax band: E



This 3 bedroom terraced home is situated a short walk from the centre of Kings Hill with all of its amenities on your doorstep such as Asda, Waitrose, Kings Hill Doctor surgery, Costa and many more shops and restaurants.

The property benefits from having NO CHAIN, fresh carpets and professionally painted walls to make it that tad bit easier for you when you move in.

Internally the property comprises of a Kitchen diner, downstairs W/C, sitting room, family bathroom, master bedroom with an ensuite and a further two bedrooms.

Externally, the property has a small low maintenance garden, car port and additional parking space.

Call now to book your viewing.

- 3 bedrooms
- Terraced
- Car port
- Parking space
- Chain free

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		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>		<b>England &amp; Wales</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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.

Charges  
Estate management £420pa  
Review period tba  
Service charge £435pa  
Review period tba

