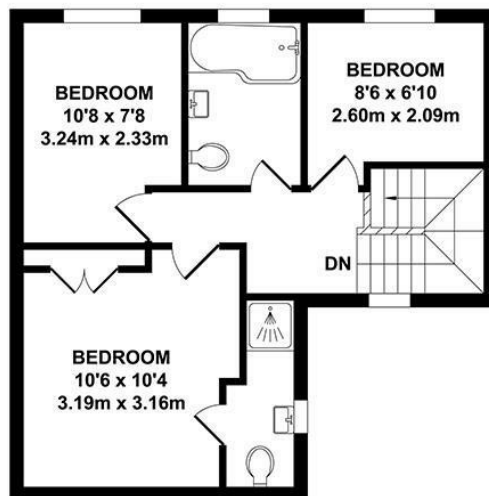
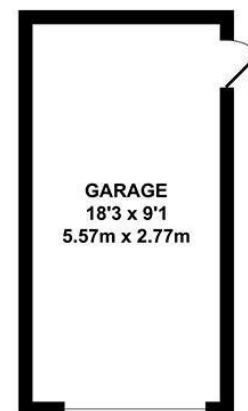


GROUND FLOOR  
APPROX. FLOOR AREA  
525 SQ.FT.  
(48.78 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
414 SQ.FT.  
(38.46 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
166 SQ.FT.  
(15.43 SQ.M.)

TOTAL APPROX. FLOOR AREA 1105 SQ.FT. (102.67 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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01732 522 822  
info@khp.me



Anson Avenue  
Kings Hill ME19 4RA  
Open To Offers £550,000

Tenure: Freehold

Council tax band: E





A BEAUTIFULLY PRESENTED detached home in the sought after Phase 1 of Kings Hill and conveniently located for easy access to Anson Park and local amenities. Pretty rear garden enjoying a good degree of PRIVACY. Garage & driveway. NO ONWARD CHAIN.

Internally the property comprises entrance hall, open plan kitchen/diner (the recently replaced kitchen has lovely stone work tops and built in appliances), living room, cloakroom and conservatory.

To the first floor is the main bedroom with built in wardrobe and ensuite, two further bedrooms and main bathroom.

Externally there is beautifully stocked rear garden that has a "cottage garden" feel and enjoys a great degree of privacy. It has a nice size driveway to the side, comfortably accommodating 2 vehicles and a single garage.

- SOLD BY KHP
- Phase 1 Location
- Pretty "Cottage Style" Garden
- Garage & Driveway for 2 Cars
- Modern Kitchen/Diner
- Living Room
- Conservatory
- 3 Bedrooms
- Modern Ensuite, Bathroom & Cloakroom

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>	<b>85</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>	<b>66</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	
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  
Local Estate Charge - N/A as Phase 1  
Built in 1999  
Council Tax Band E  
EPC Rating D

**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.

