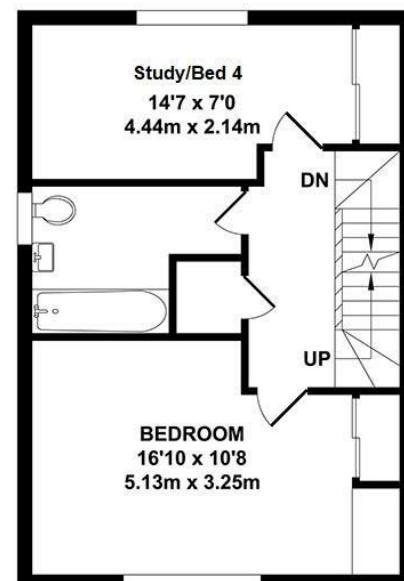
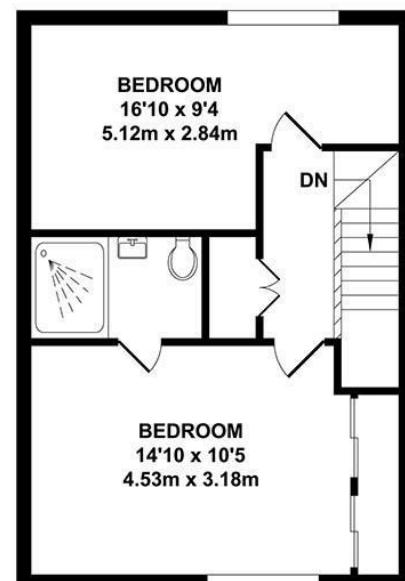


GROUND FLOOR  
APPROX. FLOOR AREA  
460 SQ.FT.  
(42.72 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
419 SQ.FT.  
(38.91 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR AREA  
419 SQ.FT.  
(38.91 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1297 SQ.FT. (120.54 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



**Warwick Way**  
Kings Hill ME19 4UP  
Guide Price £525,000

Tenure: Freehold

Council tax band: F

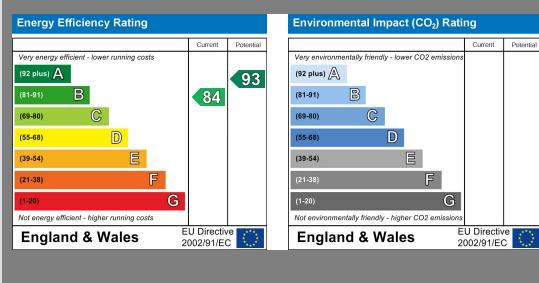


GUIDE PRICE £525,000-£550,000 - Just 4 years old this MODERN detached home is offered in excellent condition. Being arranged over 3 floors gives the home a great degree of flexibility on how you may use the rooms. A distinct feature of this home is that it boasts completely PRIVATE GARDENS that look out to a mature tree line. There are no other houses behind this property making it a rare find on Kings Hill! The property is conveniently located walking distance of the shops, gyms, schools and amenities of Kings Hill. Not to mention several lovely play parks.

Internally the accommodation comprises entrance hall, coat cupboard, cloakroom, open plan kitchen/living space with an extensive range of built in storage. To the first floor are two fantastic size rooms (currently both used as bedrooms but one could easily for a first floor living room if preferred) and the main bathroom. To the second floor is a large main bedroom with en-suite and further double bedroom (again could make a great home office/spare room if preferred).

Externally the property has parking for two parking spaces to the rear together with ample visitor parking. The property offers a rear garden and great size side garden. Both enjoy complete privacy and a "leafy" outlook. There is a garden shed for storage and a back gate for ease of access to your parking area.

- Detached House
- Private Gardens Looking out to Tree Line
- Flexible Accommodation Arranged Over 3 Floors
- Modern Open Plan Kitchen/Living Space
- 4 Bedrooms
- Bathroom, Ensuite & Cloakroom
- Very Convenient Location Close to Shops & Amenities
- 2 Parking Space Plus Visitor Parking
- Remaining NHBC Warranty



#### 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 - £444pa.

Local Estate Charge - Currently £0pa (this may be reviewed for a new owner)

Built by Latimer Homes in 2021

Remining NHBC Warranty

Council Tax Band F

EPC Rating B

Loft - boarded with a ladder



#### Anti Money Laundering Charges

By law we are required to conduct anti-money laundering checks on all potential buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.