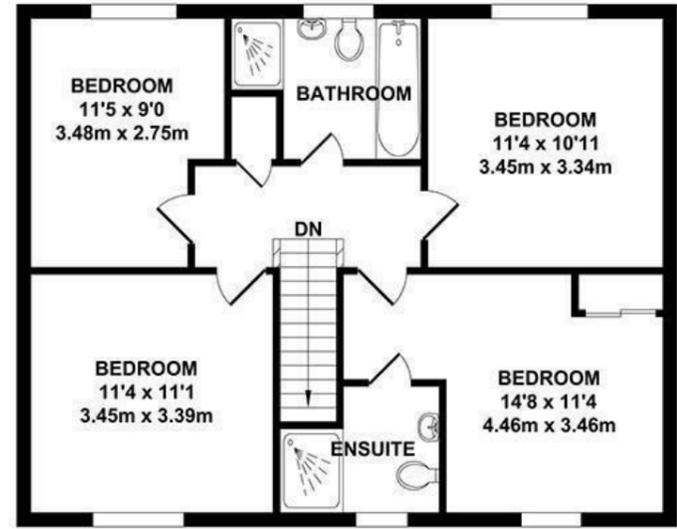


GROUND FLOOR
APPROX. FLOOR AREA
892 SQ.FT.
(82.88 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
680 SQ.FT.
(63.13 SQ.M.)

TOTAL APPROX. FLOOR AREA 1572 SQ.FT. (146.01 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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Ruton Square
Kings Hill ME19 4SH
£2,500 PCM

Tenure:

Council tax band: G



A MODERN 4 bedroom DETACHED house on Phase 3 of Kings Hill walking distant of the Linear Park, Valley Invicta School and Waitrose store.

The property comprises entrance hall, cloakroom, modern kitchen/dining room, utility room and living room. To the first floor there is a main bedroom with ensuite shower room and wardrobes, three further bedrooms and a main bathroom.

Externally the property has front and rear gardens, parking for 2 in form of a car barn and driveway space in front of the barn.

One small pet considered. £20pcm pet rent.

- Detached House
- Modern Decor & Finishes
- Available Now
- Car Barn & Parking Space
- 4 Bedrooms
- Ensuite, Bathroom & Cloakroom
- Open Plan Kitchen/Diner
- Utility Room
- Living Room
- Walking Distance to Local Amenities & Parks



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	93		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales 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

Council Tax Band G

EPC Rating B

Agent's Note - The pink bedroom can be painted back to white if required.

