



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix 4/22/21



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**Bramley Way**  
Kings Hill ME19 4BD  
Guide Price £550,000

Tenure: Freehold

Council tax band: F



**\*\*NO ONWARD CHAIN\*\* PHASE 1 \*\*SOUTH FACING REAR GARDEN\*\***

Detached home located in a SECLUDED CUL DE SAC in the ever popular phase 1 of Kings Hill with garage and driveway for 2 cars. It offers a great layout and good size SOUTH FACING rear garden.

To the ground floor the property offers a entrance hall, lounge, spacious kitchen, dining room, conservatory, cloakroom and integral access to the garage. The first floor comprises of the main bedroom with fitted wardrobes and ensuite shower room, second bedroom with fitted wardrobes along with two further bedrooms and a family bathroom.

Externally there is a rear SOUTH FACING garden and private driveway with parking for 2 cars.

- Detached House for Modernisation/Improvement
- Sought After Phase 1 of Kings Hill
- South Facing Garden
- 2 Reception Rooms
- Conservatory
- 4 Bedrooms
- Bathroom, Ensuite & Cloakroom
- Integral Garage
- Driveway for two cars
- NO ONWARD CHAIN



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	
(92-101) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> 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, 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 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.



**ADDITIONAL INFORMATION**

Freehold  
Local Estate Charge - N/A as Phase 1  
Council Tax Band F  
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.

