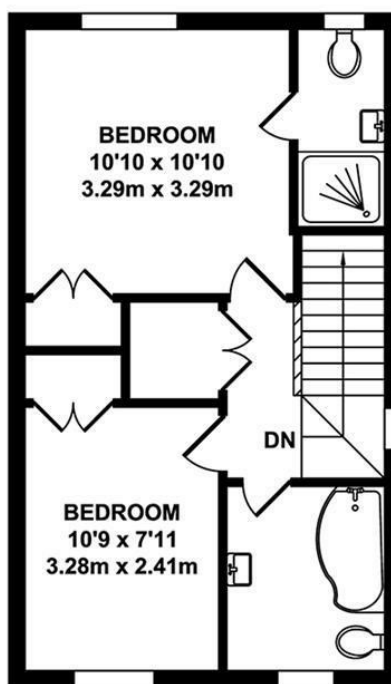
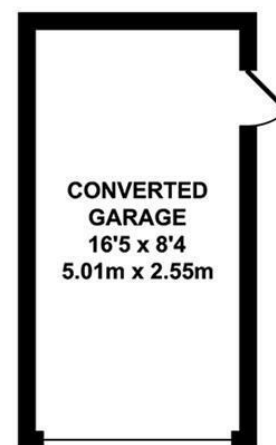


GROUND FLOOR
APPROX. FLOOR AREA
384 SQ.FT.
(35.67 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
384 SQ.FT.
(35.67 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
138 SQ.FT.
(12.78 SQ.M.)

TOTAL APPROX. FLOOR AREA 905 SQ.FT. (84.12 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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Porter Avenue
Kings Hill ME19 4QN
Offers Over £390,000

Tenure: Freehold

Council tax band: D



This immaculately presented two bedroom semi detached home is situated in a fantastic position, set on the edge of the green, this property offers an outlook not much of Kings Hill can afford. Also to add to its superb location, the property is a short walk from all of the local amenities which includes, restaurants, supermarkets, health services and much more.

The property has been modernised to a great standard which you will find within every crevice of the home. On the ground floor the property comprises of a kitchen diner, downstairs toilet, storage cupboard and a cosy living room.

On the 1st floor, the property benefits from two good size bedrooms, which both have fitted wardrobes. There is also a family bathroom and ensuite to the main bedroom along with more storage on the landing.

Externally the property has low maintenance garden, side access, single garage (converted into a room with power) and parking directly next to the home.

- Modern Décor
- Lovely outlook onto green
- Close to amenities
- Modern Kitchen/Diner
- Cozy Living Room With Doors to Garden
- 2 Double Bedrooms
- Bathroom, Ensuite & Cloakroom
- Allocated parking directly next to the house
- Garage conversion (with power)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) 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 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
Freehold
Kings Hill Management Charge for 2025 - £444pa
Local Estate Charge - £210pa
Built by Hillreed in 2013
Council Tax Band D
EPC Rating C

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.

