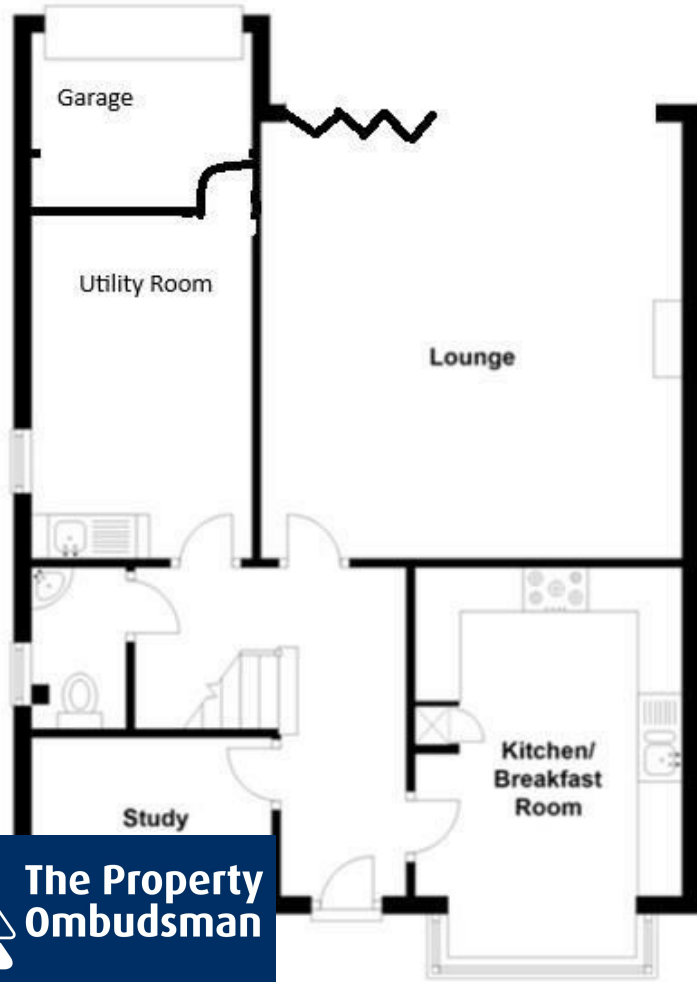


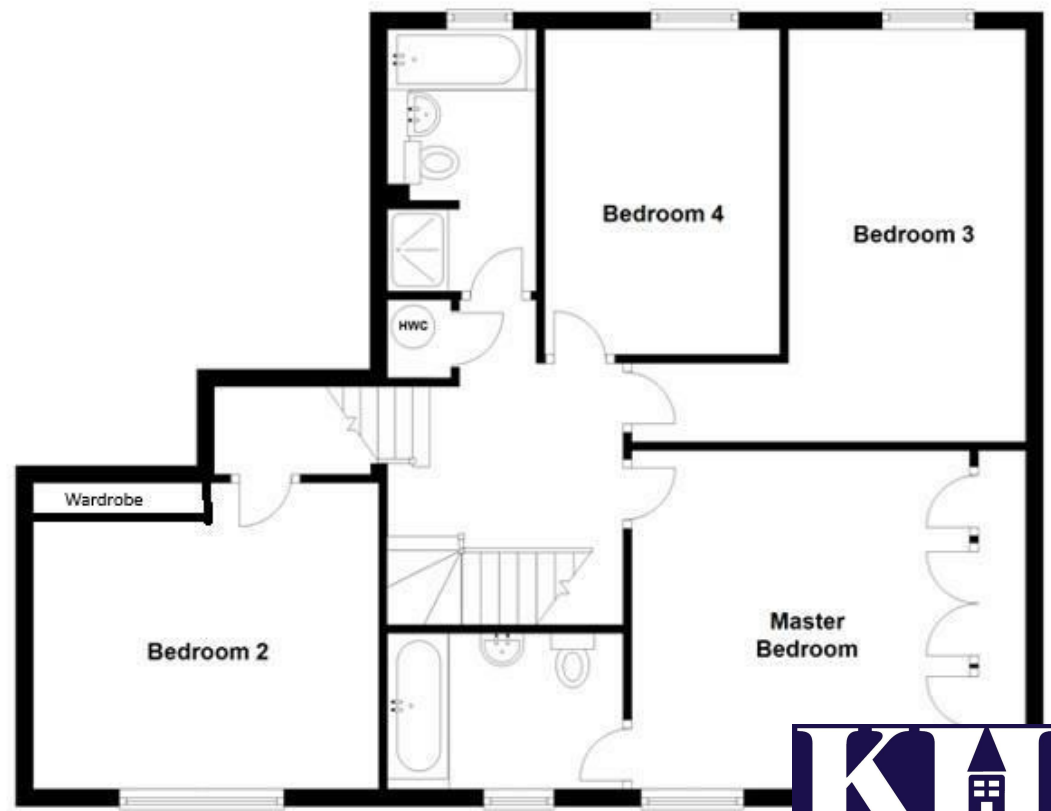
Ground Floor

Approx. 67.7 sq. metres (728.8 sq. feet)



Split Level First Floor

Approx. 81.4 sq. metres (875.7 sq. feet)



01732 522 822
info@khp.me



Cardinal Walk
West Malling ME19 4DD
Guide Price £525,000

Tenure: Freehold

Council tax band: F



****Guide Price £525,000 – £550,000****

Kings Hill Properties are delighted to present this beautifully presented four -bedroom family home, ideally located in the heart of Kings Hill. Offering spacious accommodation across two floors, this is a property not to be missed.

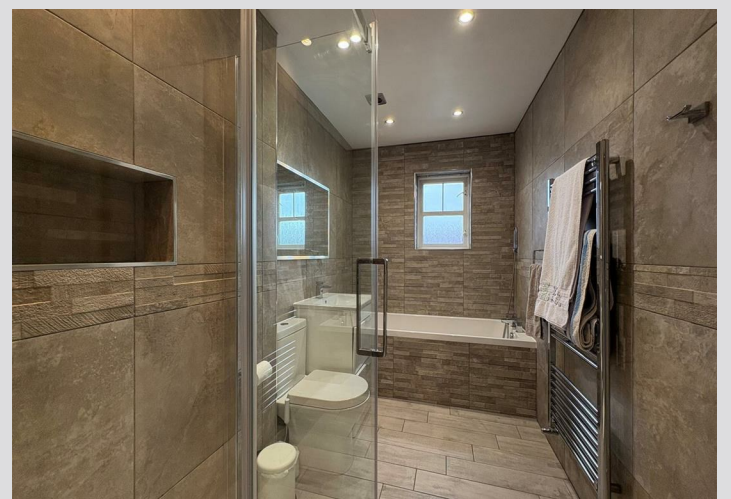
The ground floor features a welcoming study, a modern kitchen/diner perfect for family living and entertaining, a generously sized living room, a convenient downstairs cloakroom, and a utility room with access to the remaining garage.

Upstairs, you will find four well-proportioned bedrooms, including a superb principal bedroom complete with fitted wardrobes and a stylishly renovated en-suite. The spacious landing is ideal for busy family life and benefits from a useful storage cupboard. A well-appointed family bathroom completes the first floor.

Externally, the property boasts a low-maintenance rear garden with a built-in hot tub and attractive lighting, creating the perfect space to relax or entertain. There is parking in front of the garage, which is accessed via the rear of the property, as well as ample on-road parking.

Early viewing is highly recommended – contact us today to arrange your appointment.

- 4 double bedrooms
- Ensuite
- Modern kitchen diner
- Close to amenities
- Generous sized living
- Low maintenance garden
- Study
- Bi-fold doors
- Parking
- Close to Schools



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions
England & Wales	75	83	England & Wales

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.
 Built in 2003
 Council Tax Band - F (£3343 PA)
 UPVC Installed
 Large loft (Huge potential)
 Boiler under Warranty
 EPC Rating - C

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.

