



GARAGE  
APPROX. FLOOR AREA  
292 SQ.FT.  
(27.11 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR AREA  
680 SQ.FT.  
(63.17 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR AREA  
596 SQ.FT.  
(55.34 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1567 SQ.FT. (145.62 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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8 Liberty Square, Kings Hill, Kent, ME19 4AU

01732 522 822

info@khp.me



**Chestnut Close**  
West Malling ME19 4FP  
Guide Price £625,000





\*\* GUIDE PRICE - £625,000 - £650,000 \*\*

Situated in a CUL DE SAC position within the ever popular phase 1 development of Kings Hill is this ATTRACTIVE family home. Offering easy access to local amenities, primary schools, woodland walks and golf course.

The ground floor accommodation comprises entrance hall, cloakroom W/C, MODERN kitchen which leads onto the utility room, dining room, DOUBLE ASPECT living room and conservatory.

You'll find the master bedroom with EN SUITE shower room and fitted wardrobes located on the first floor along with the family bathroom and 3 further good sized bedrooms all benefiting from fitted wardrobes.

Externally the property benefits from DOUBLE GARAGE, secluded rear garden and driveway with ample parking.

Call now to arrange your viewing!!

- Attractive Detached Family Home
- 4 Bedrooms
- Cul De Sac Position
- Double Garage & Ample Parking
- En Suite Facilities
- Close To Local Amenities
- Conservatory
- Cloakroom W/C

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(48-54) <b>E</b>			(48-54) <b>E</b>
(35-47) <b>F</b>			(35-47) <b>F</b>
(1-34) <b>G</b>			(1-34) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

71

82



ADDITIONAL INFORMATION

Conservatory was re constructed in 2020  
Electric garage door was installed by the current owners along with the front door to the house  
Kitchen and utility room have also been replaced by current owners in 2019

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 bus service 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.

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.

