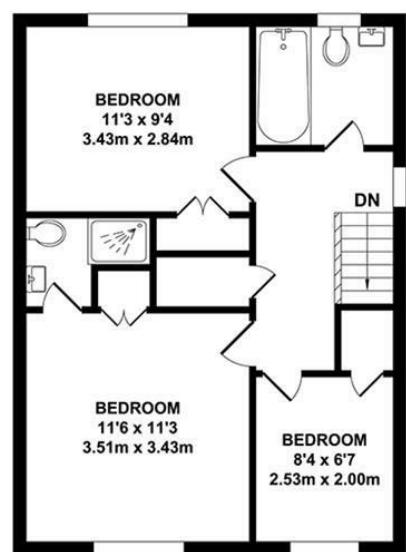
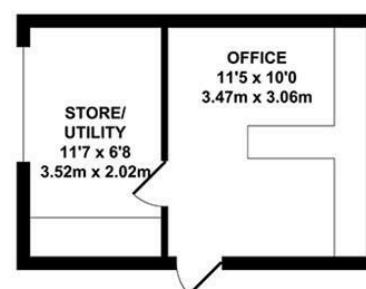


GROUND FLOOR
APPROX. FLOOR AREA
480 SQ.FT.
(44.61 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
480 SQ.FT.
(44.61 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
196 SQ.FT.
(18.23 SQ.M.)

TOTAL APPROX. FLOOR AREA 1157 SQ.FT. (107.45 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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info@khp.me



Langley Way
Kings Hill ME19 4NJ
Guide Price £450,000

Tenure: Freehold

Council tax band: E

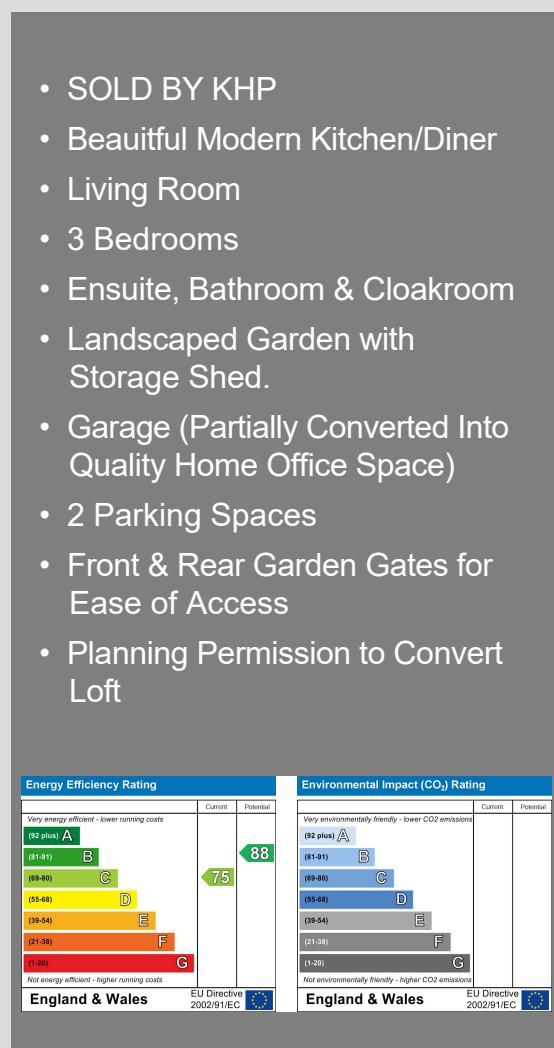


A beautifully presented 3 bedroom SEMI DETACHED property conveniently located close to Discovery School, various attractive parks (Waterloo, Emerald & Orchard Parks) and is within close proximity to Liberty Square shops & amenities.

Internally the property comprises entrance hall, cloakroom, modern kitchen/diner space (with full range of integrated appliances) with open archway to the living room (the doors can easily be put back on if preferred to separate the spaces)

To the first floor is the main bedroom with ensuite and built in wardrobe, 2 further bedrooms and family bathroom.

Externally the property has a neatly maintained front garden, side gate to rear garden, landscaped rear garden with storage shed, personal door in to the garage which has been partially converted into a home office space and boasted a fully boarded loft area. There is a rear gate from the garden leading to your 2 parking spaces and front access to the garage.



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 (Omnicroft) - £230pa

Built by Hillreed in 2013

Council Tax Band E

EPC Rating C

The garage has a fully boarded loft with pull down ladder.

House loft - not boarded

GFCH - Boiler regularly serviced.

The property benefits from planning permission to convert the loft to an ensuite bedroom.



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.