



8 Liberty Square, Kings Hill, Kent, ME19 4AU
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Richmond Avenue
West Malling ME19 4FE
Offers Over £600,000



**** NO ONWARD CHAIN ** ** VIDEO TOUR ****

Situated within a CUL DE SAC position within close proximity to local shops, primary schools and Kings Hill golf course is this unique family home.

The internal accommodation is arranged over 3 floors. The ground floor comprises entrance hall, kitchen/breakfast room, study, cloakroom W/C, bespoke conservatory and dining room (currently being used as a 'snug' room).

The first floor benefits from the DUAL ASPECT DOUBLE bedroom with EN SUITE shower room and fitted wardrobe, good sized lounge, 3rd bedroom and family bathroom.

The 2nd floor boasts the master bedroom, which benefits from an EN SUITE shower room and fitted wardrobes. Bedroom 4 is also located on this floor.

Externally there is a low maintenance and well presented rear garden.

Call now to arrange your viewing!!

- 4 Bedrooms
- Link Detached Family Home
- 2 En Suites
- Single Garage & Driveway
- End Of Chain
- New Boiler Installed In January 2022
- Study
- Kitchen/Breakfast Room
- Bespoke Conservatory
- Within Maidstone & Tonbridge Grammar School Catchment Area



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(91-91) A	
(81-91) B		(81-81) B	
(69-80) C		(69-69) C	
(55-68) D		(55-55) 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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



ADDITIONAL INFORMATION

Kings Hill Management Charge - £360pa
A new boiler has been installed in January 2022 and comes with 10 year warranty

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.

