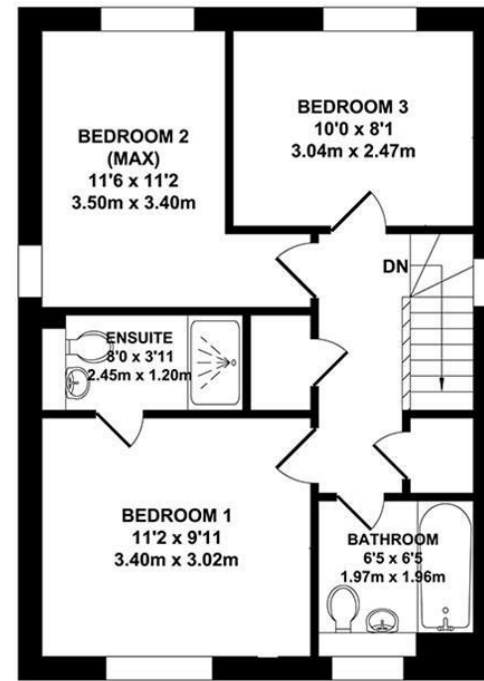


GROUND FLOOR
APPROX. FLOOR AREA
475 SQ.FT.
(44.14 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
466 SQ.FT.
(43.26 SQ.M.)

TOTAL APPROX. FLOOR AREA 941 SQ.FT. (87.40 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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Aviator Drive
Kings Hill ME19 4ZF
Offers Over £450,000

Tenure: Freehold

Council tax band: E



A nearly new semi-detached home situated in a very pleasant spot, set back from the road and boasting a private rear garden backing onto woodlands. Located a stone throw from the Linear Park and a short walk to the orchards and woodlands.

Internally the property comprises entrance hall, kitchen/breakfast room, living room, cloakroom W/C. To the first floor is a main bedroom with ensuite, 2 further bedrooms, a main bathroom and two large storage cupboards.

Externally there is a allocated parking directly in front of the property for 2 cars, front garden and private rear garden.

- Semi Detached House
- Nearly New (Built 2023) - Remaining NHBC Warranty
- Beautifully Appointed Throught
- Generous Storage (3 x large cupboards)
- Private Rear Garden Backing on to Woodlands
- 3 Bedrooms
- Ensuite, Bathroom & Cloakroom
- Contemporary Kitchen/Diner with Doors to Garden
- Living Room
- 2 Allocated Parking Spaces to Front

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales		England & Wales	



ADDITIONAL INFORMATION
Freehold
Kings Hill Management Charge - £420pa
Local Estate Charge - Approx £195pa
Built by Bellway in 2023. The Chandler model.
Remaining 10 Year NHBC Warranty.
Council Tax Band E
EPC Rating B
Window blinds/dressings included in the sale.

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.

