



GROUND FLOOR  
APPROX. FLOOR AREA  
594 SQ.FT.  
(55.23 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR AREA  
479 SQ.FT.  
(44.54 SQ.M.)

TOTAL APPROX. FLOOR AREA 1074 SQ.FT. (99.77 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



Blenheim Green  
Kings Hill ME19 4NF  
Price £478,995

Tenure: Freehold

Council tax band: G



\*\*LAST ONE LEFT WITH KINGS HILL PROPERTIES! CALL NOW TO NOT MISS OUT!\*\*

This brand new home is a a fantastic purchase for anyone looking to move, and with fantastic incentives available, we can not guarantee this property will be for sale much longer!

This 3 bedroom semi detached property comes with parking, BRAND NEW AEG appliances fitted with 2 year warranty, a downstairs toilet, completely open plan.

Contact us today for more information and to arrange a tour of our site and discuss our available plots.

<ul style="list-style-type: none"> <li>• Brand New Home</li> <li>• 10 Year NHBC Warranty</li> <li>• Ready to Move In Soon</li> <li>• Great Incentives Available (Including Stamp Duty Contribution)</li> <li>• Attractive Location Close to Orchard Park</li> <li>• Impressive Open Plan Ground Floor Layout</li> <li>• 3 Bedrooms</li> <li>• Bathroom, Ensuite &amp; Cloakroom</li> <li>• Car Port</li> </ul>																																																
<table border="1"> <thead> <tr> <th colspan="2">Energy Efficiency Rating</th> <th colspan="2">Environmental Impact (CO<sub>2</sub>) Rating</th> </tr> <tr> <th></th> <th></th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td colspan="4">Very energy efficient - lower running costs</td> </tr> <tr> <td>(92 plus) A</td> <td></td> <td></td> <td></td> </tr> <tr> <td>(81-91) B</td> <td></td> <td></td> <td></td> </tr> <tr> <td>(69-80) C</td> <td></td> <td></td> <td></td> </tr> <tr> <td>(55-68) D</td> <td></td> <td></td> <td></td> </tr> <tr> <td>(39-54) E</td> <td></td> <td></td> <td></td> </tr> <tr> <td>(21-38) F</td> <td></td> <td></td> <td></td> </tr> <tr> <td>(1-20) G</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Not energy efficient - higher running costs</td> </tr> <tr> <td>England &amp; Wales</td> <td>EU Directive 2002/91/EC</td> <td>England &amp; Wales</td> <td>EU Directive 2002/91/EC</td> </tr> </tbody> </table>	Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating				Current	Potential	Very energy efficient - lower running costs				(92 plus) A				(81-91) B				(69-80) C				(55-68) D				(39-54) E				(21-38) F				(1-20) G				Not energy efficient - higher running costs				England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC
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#### 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 - Estimated at £195pa

Built by Bellway in 2025

Council Tax Band G

EPC Rating B

#### OPTIONS TO BUY

##### RESERVATION

If you are in a position to proceed (i.e. under offer or nothing to sell), you are free to reserve a property. We require a £1000 reservation fee and work towards a 28 day exchange of contracts.

If you have a property to sell, discuss this with us and we can work out a plan to get you moving. For more information please do contact us.



#### PART EXCHANGE

With no lengthy chains getting in the way, the risk of a fall through taken away and all your estate agent fees paid for you, Part Exchange is the easiest and most straightforward way to move to your new home. To be eligible the value of your property must be at least 30% lower than the value of your chosen Bellway home.

#### 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.