



TOTAL APPROX. FLOOR AREA 1465 SQ.FT. (136.12 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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Chestnut Close
Kings Hill ME19 4FP
Offers Over £600,000



Extremely well presented family home situated in the ever popular Phase 1 of Kings Hill walking distance to Pippin Green, Woodland Walks, local amenities and Kings Hill Primary School.

The accommodation comprises spacious entrance hall, living room with bay window, cloakroom, OPEN PLAN KITCHEN/DINER, conservatory, master bedroom with fitted wardrobes and EN SUITE shower room, second bedroom with built in wardrobe, family bathroom and further two bedrooms.

This property benefits from a WEST FACING garden that enjoys a great degree of PRIVACY thanks to it woodland outlook, single garage and driveway for 4 vehicles.

Will consider selling with the benefit of NO ONWARD CHAIN.

- Detached
- 4 Bedrooms
- Ensuite and Bathroom
- Living Room
- Kitchen/Diner
- Conservatory
- West Facing, PRIVATE Rear Garden
- Garage & Driveway For 4 Vehicles
- Phase 1 Location

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(43-54) E</p> <p>(31-42) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(43-54) E</p> <p>(31-42) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
73	84		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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.

ADDITIONAL INFORMATION

- Council Tax Band F
- UPVC Double Glazing
- Gas Central Heating (Boiler replaced in 2010)
- Soffits and Guttering Replaced in 2009
- Kitchen and Bathrooms have been replaced
- No Estate Management Charges as Phase 1
- Built in 1993

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.

