

TOTAL APPROX. FLOOR AREA 2987 SQ.FT. (277.50 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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Woodford Grove
 Kings Hill ME19 4BX
 Open To Offers £925,000

Tenure: Freehold

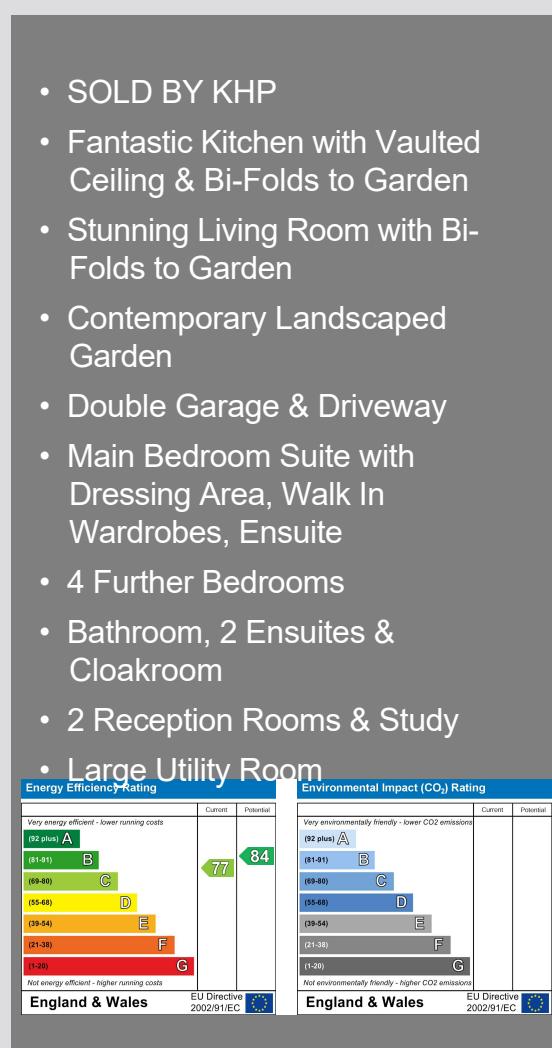
Council tax band: G



****ONE OF A KIND HOME**** An IMPRESSIVE home with an absolute WOW FACTOR ground floor layout. Designed for embracing SOCIAL and OPEN PLAN LIVING. This sizeable home boasts a breath-taking kitchen/diner with vaulted ceiling and full connectivity to the landscaped garden, a stylish living room, huge utility room, study and family room. ****Sold with the benefit of NO ONWARD CHAIN****

Internally the space comprises a modern reception hall, study, family room, cloakroom, stunning living room, rear lobby providing integral access to the garage, large utility room and the fantastic kitchen/dining room. To the first floor is a main bedroom suite with dressing area, walk in wardrobes, ensuite shower room and bedroom with feature Velux windows, two further double bedrooms and a family bathroom. To the second floor is a large bedroom with fitted cupboards and ensuite and further room ideal as a study or 5th bedroom.

Externally there is a double garage, driveway for multiple vehicles, front garden and the fully landscaped contemporary rear garden.



ADDITIONAL INFORMATION

Freehold

Kings Hill Management Charge - £420pa

Built in 2004

Council Tax Band G

EPC Rating C

Kitchen extension was completed in June 2019

Main bedroom benefits from air conditioning and heating via air source heat pump

Kitchen benefits from underfloor heating and air conditioning via air source heat pump

Pergola and Outdoor Kitchen are by separate negotiation. The items covered by this are:

Renson Pergola (has electrically operated Louvres and heating). <https://renson.net/en-gb/products/pergolas/algarve>

Furniture

Fire Table

Pizza Oven

Fire Magic Grill and Side burner (<https://www.firemagic.co.uk/outdoor-kitchens/aurora-bbqs/aurora-built-in-bbqs/#aurora-660>)

Outdoor Fridge

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.

