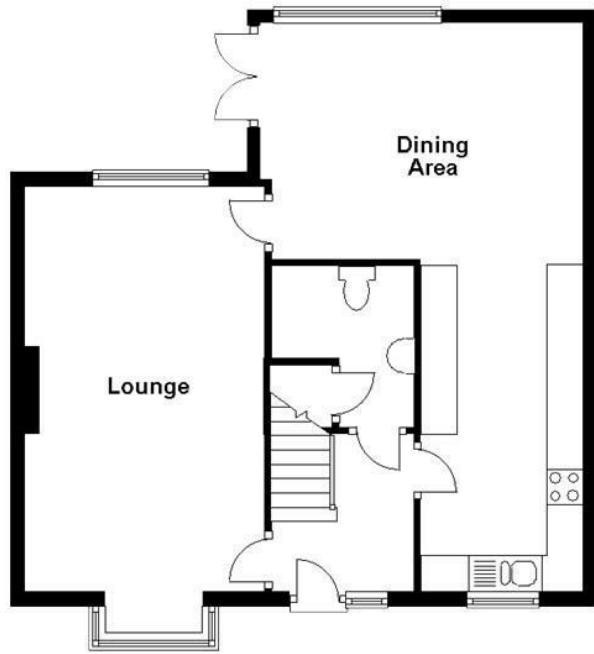


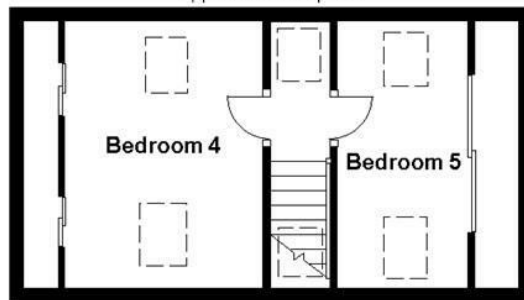
Ground Floor
Approx. 564.4 sq. feet



First Floor
Approx. 553.0 sq. feet



Second Floor
Approx. 303.0 sq. feet



01732 522 822
info@khp.me



Milton Lane
Kings Hill ME19 4HP
Offers Over £450,000

Tenure: Freehold

Council tax band: F



A unique five bedroom semi detached property situated in the heart of Kings Hill within close proximity to Local amenities, Kings Hills Golf Course and Kings Hill School.

Internally the property is arranged over three floors accommodation comprises entrance hall, cloakroom WC, larger than average open plan kitchen/breakfast room leading to dining room and a large sitting room.

To the first floor there is a family bathroom, three bedrooms with the master benefiting from an en suite bathroom.

The second floor offers two further bedrooms with fitted wardrobes.

Externally there is a low maintenance courtyard style rear garden, allocated parking for two cars to the rear.

- Semi Detached House
- Arranged over Three Floors
- 5 Bedrooms
- 2 Bathrooms
- Open Plan Kitchen/Dining Area
- Sitting Room
- Centrally Located Close to Local Amenities
- Parking for Two Vehicles

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	86	70	83

England & Wales EU Directive 2002/91/EC



LOCAL INFORMATION

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, maintenance and 24 hour security services 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 amongst the local residents. Kings Hill offers excellent commuting facilities with easy access to the M20, a regular bus services to the nearby towns of Tonbridge, Maidstone and West Malling, as well as a direct 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, two high coveted primary schools (for details see kingshillschool.org.uk and discovery.kent.sch.uk) 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 with range of classes and activities, 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 the Asda and Waitrose supermarkets, eateries and further amenities such as (hairdressers, pharmacy, doctors, dentist and much more) can be found.

ADDITIONAL INFORMATION

Kings Hill Management Charge - £395pa
Local Estate Charge (LEMC) - £848.62pa approximately
Council tax band - F

*Please note these images are library photos.

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.

