



TOTAL APPROX. FLOOR AREA 1569 SQ.FT. (145.76 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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Goldings Close
 West Malling ME19 4BE
 Offers In The Region Of £660,000

Tenure: Freehold

Council tax band: F



Situated in a quiet cul-de-sac, Goldings Close is a highly sought-after location, offering a superb position with the added benefit of no service charges.

Internally, the property features a charming and characterful living room, with an impressive inglenook fireplace serving as a striking focal point.

The kitchen has been thoughtfully extended into the garage, creating a spacious and practical hub ideal for family living, complemented by a separate utility room.

Additionally, the ground floor accommodation includes a study, a cosy snug, and a bright conservatory, providing versatile living space.

Upstairs, there are four well-proportioned bedrooms, including a main bedroom with en-suite facilities, along with a modern family bathroom.

Externally, the home boasts a mature and tranquil rear garden, perfect for relaxing or entertaining. To the front, there is a driveway providing off-road parking for two vehicles.

- Phase 1
- Driveway
- NO SERVICE CHARGES
- 4 Bedrooms
- Detached
- Ensuite
- Private garden
- Inglenook fireplace



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-101) A			(92-101) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	76	79	England & Wales
EU Directive 2002/91/EC			EU Directive 2002/91/EC

ADDITIONAL INFORMATION

- Freehold
- Phase 1 (NO SERVICE CHARGES)
- Council Tax Band - F
- EPC Rating -
- Window Installation (UPVC) in October 2018
- Built in appliances
- Conservatory was installed in 2002
- Ensuite was 2010
- New boiler installed in 2021
- Electric garage door
- EV charger
- Inglenook fire place with gas burner
- Amtico flooring
- Fitted ladder partially boarded
- Alarm fitted

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.

Anti Money Laundering Charges

By law we are required to conduct anti-money laundering checks on all potential buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

