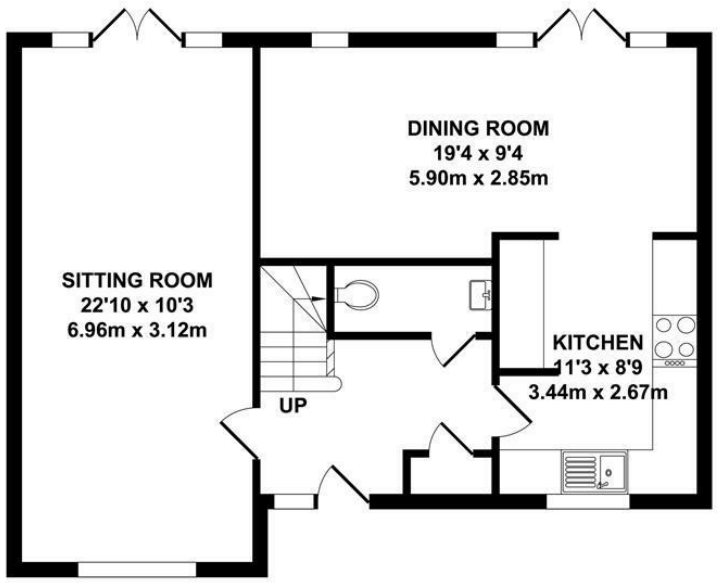
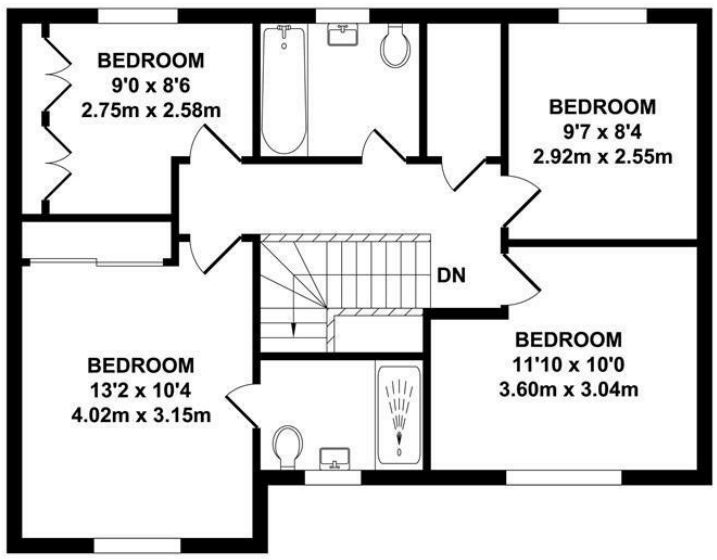


GROUND FLOOR
APPROX. FLOOR AREA
624 SQ.FT.
(57.96 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
617 SQ.FT.
(57.36 SQ.M.)

OUTBUILDING
APPROX. FLOOR AREA
219 SQ.FT.
(20.34 SQ.M.)

TOTAL APPROX. FLOOR AREA 1460 SQ.FT. (135.66 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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The Property Ombudsman

KHP
www.khp.me

01732 522 822
info@khp.me

OnTheMarket.com

rightmove

Zoopla.co.uk
Smarter property search

Park Drive

West Malling ME19 4XX

Guide Price £563,000

Tenure: Freehold

Council tax band: G

KHP
www.khp.me

CHAIN FREE GUIDE PRICE £563,000 -£585,000**

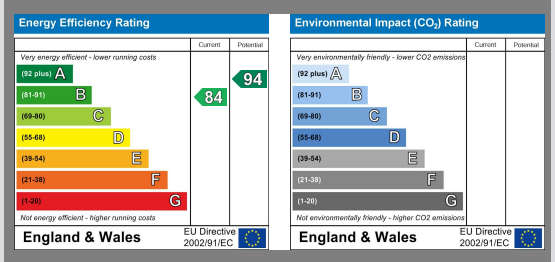
Kings Hill Properties are delighted to bring to the market this contemporary 4 bed detached family home, situated in the sought-after 'Liberty Quarter.' Benefitting from the remainder of the NHBC warranty and offered for sale Chain Free, early viewing is highly encouraged.

This well presented home provides generous living accommodation with a downstairs cloakroom, double aspect sitting room and a contemporary kitchen which flows into the dining room. As you can see from the floor plan, both the sitting room and dining room have double doors leading out into the garden.

To the first floor are 4 generously proportioned bedrooms, the master with en-suite shower room and fitted wardrobes. Further features include a modern family bathroom and storage cupboard.

Externally the rear garden offers both a grassed and patio area and access gate to the car port with space for two cars.

- Attractive detached family home
- Remainder of NHBC warranty (9 years' left)
- Open plan kitchen/diner/family room
- 4 bedrooms
- Dual aspect living room
- Family bathroom plus en-suite
- Downstairs cloakroom
- Car port & additional parking space
- CHAIN FREE



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 - £[ ]pa
Built by Bellway
Council Tax Band - G
EPC Rating - B
Newly fitted media wall
NHBC Warranty remaining

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.