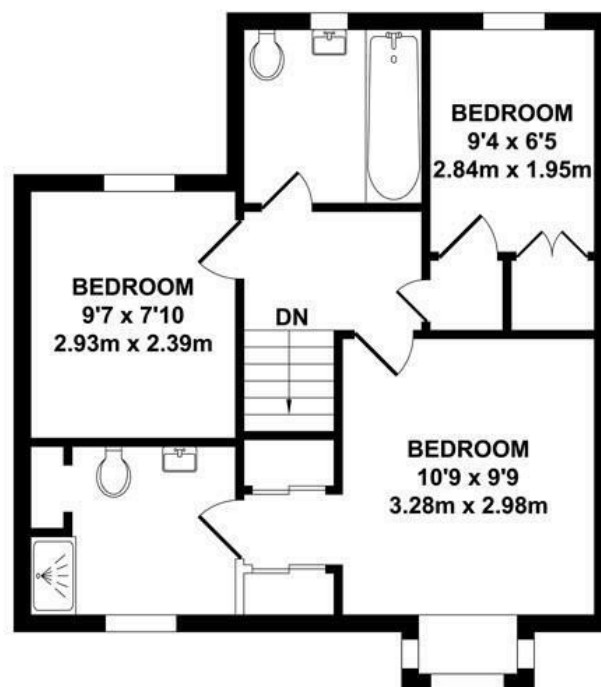


GROUND FLOOR
APPROX. FLOOR AREA
500 SQ.FT.
(46.49 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
448 SQ.FT.
(41.63 SQ.M.)

TOTAL APPROX. FLOOR AREA 949 SQ.FT. (88.12SQ.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 £400,000

Tenure: Freehold

Council tax band: E



****GUIDE PRICE - £400,000-£425,000** **OFFERED CHAIN FREE****

Situated on the ever popular phase 1 of Kings Hill is this well presented 3 bedroom family home. In a no through road with an attractive front elevation and drive for two cars leading to garage, location and parking are excellent.

Internally the property offers open plan living with 2 defined reception areas, kitchen and integral garage. This offers the opportunity subject to the usual consents, to convert and provide more living space. To the first floor there are 3 bedrooms, with ensuite and dressing area to master, and family bathroom.

To the rear there is an attractive landscaped garden which is a good size for this style of property.

Viewing is highly encouraged to fully appreciate the location, size and potential of this family home, call now to view.

- Terraced house
- 3 bedrooms
- Open plan living
- Integral garage
- Driveway
- Phase 1
- Attractive garden
- Ensuite and dressing area
- Well presented
- Viewing encouraged

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	87	(92 plus) 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 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

- Freehold
- Local Estate Charge - N/A as Phase 1
- Council Tax Band E
- EPC Rating C
- UPVC Windows & Doors Installed 2021
- Cavity Wall Insulation
- New Boiler 2019 (Annually Serviced)
- Loft - part boarded and ladder

