



**TOTAL APPROX. FLOOR AREA 2287 SQ.FT. (212.48 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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**Greensleeves Way**  
West Malling ME19 4BJ  
Offers Over £645,000

Tenure: Freehold  
Council tax band: G



Exceptionally well presented 5 bed family home, situated in a tucked away but conveniently located road in Kings Hill.

This impressive semi-detached home, offers over 2200sq ft of living space over 3 floors, making it the ideal home for multi-generational living or families seeking versatile, generous accommodation.

As you can see from the floor plan, the ground floor offers a large, welcoming hallway with cloakroom, utility and bedroom. Overlooking the garden is a further bedroom/garden room with en-suite shower room.

The generous size kitchen/diner and sitting room are situated on the first floor and offer well-proportioned living space. Both also benefit from having a balcony area and the balcony off the kitchen also has the added advantage of steps leading down into the rear garden. A study and separate dining room complete the first floor.

Three further bedrooms are situated on the second floor, the master bedroom boasting a modern en-suite shower room and fitted wardrobes. As you can see from the photos there is also a large family bathroom ensuring convenience for all residents and guests.

Outside, the property features parking for two vehicles, a valuable asset in this sought-after location.

- Well presented 5 bed family home
- 3 reception rooms
- 3 bath/shower rooms plus cloakroom
- Flexible living accommodation
- Large kitchen/diner
- Store & garage
- Centrally located to all local amenities
- Delightful rear garden
- Driveway
- Early viewing highly encouraged

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	



### 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 - £444pa  
 Local Estate Charge - None  
 Built by Countryside  
 Council Tax Band - G  
 EPC Rating - TBC

### 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.

