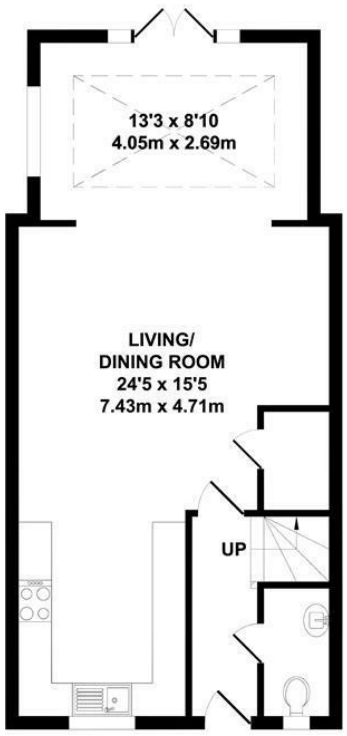
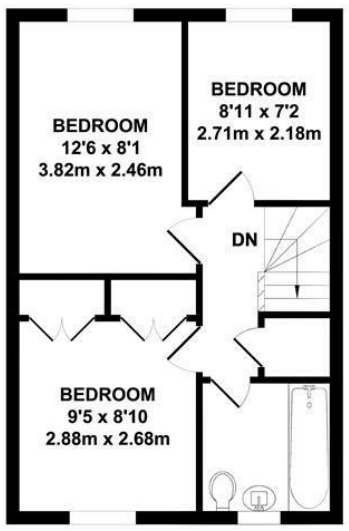
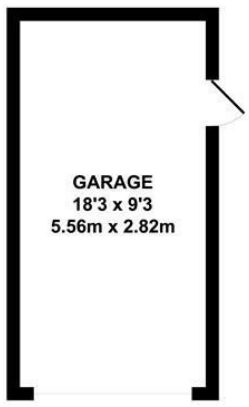


GROUND FLOOR
APPROX. FLOOR AREA
498 SQ.FT.
(46.29 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
377 SQ.FT.
(35.00 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
169 SQ.FT.
(15.68 SQ.M.)

TOTAL APPROX. FLOOR AREA 1044 SQ.FT. (96.97 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

Bramley Way

Kings Hill ME19 4BD

Offers In The Region Of £475,000

Tenure: Freehold

Council tax band: E

KHP
www.khp.me

CHAIN FREE PLANNING PERMISSION APPROVED** SUBSTANTIAL PLOT**

This Phase 1 home presents an excellent opportunity to acquire a fantastic plot with the rare potential to create a substantial family home.

Currently arranged as a three-bedroom semi-detached property, the home benefits from pre-approved planning permission to extend to the side, offering the opportunity to significantly increase both the living accommodation and bedroom space.

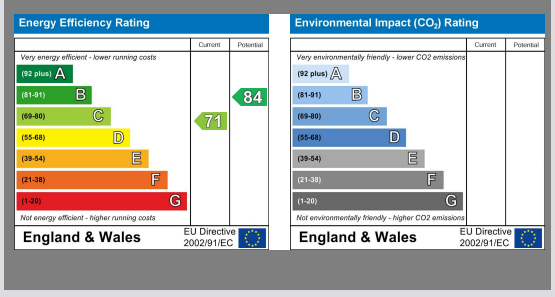
The existing accommodation is arranged over two floors. The ground floor features a well-designed orangery with a skylight, flooding the space with natural light, which opens seamlessly into the spacious open-plan living area. There is also the added convenience of a downstairs WC.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes, together with a modern family bathroom.

Externally, the property benefits from a tandem driveway providing off-road parking for multiple vehicles, a single garage, and, most notably, an exceptional plot offering tremendous scope for extension (subject to the approved planning permission) or the creation of additional parking and landscaped gardens.

A rare opportunity to purchase a home with immediate enjoyment and outstanding future potential.

- Development Opportunity/ Property for Extension/Renovation
- Huge Potential to Extend
- Generous, Oversized Plot
- Phase 1 Location
- 3 Bedroom EOT
- Bathroom
- Open Plan Ground Floor Layout
- Single Garage
- South Facing Rear Garden
- Chain free



ADDITIONAL INFORMATION

Freehold
Phase 1
No Service charges
Council Tax Band E
EPC Rating C
Planning permission approved

Please note this is a property owned by an employee of Kings Hill Properties

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.