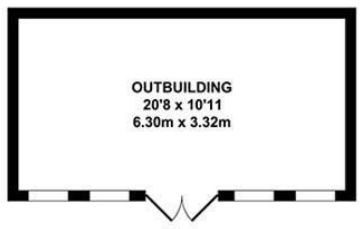
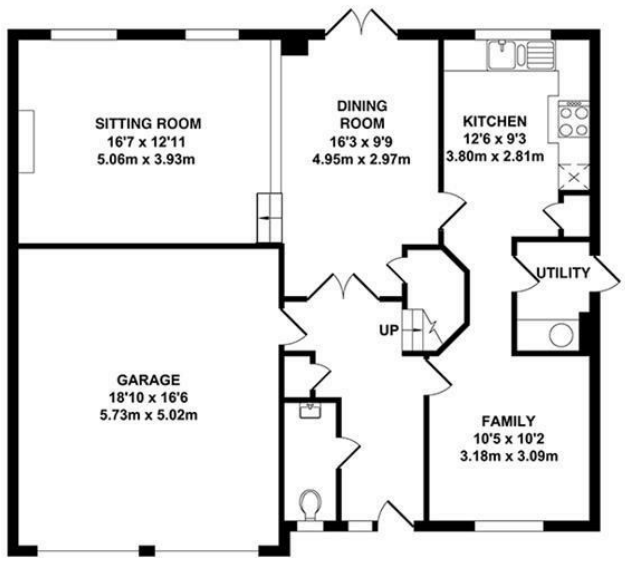


OUTBUILDING
APPROX. FLOOR AREA
225 SQ.FT.
(20.92 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
1125 SQ.FT.
(104.49 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
1076 SQ.FT.
(99.93 SQ.M.)

TOTAL APPROX. FLOOR AREA 2426 SQ.FT. (225.34 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

Admiral Way

Kings Hill ME19 4NT

Offers Over £775,000

Tenure: Freehold

Council tax band: G

KHP
www.khp.me

CHAIN FREE

Situated within the highly sought-after Phase 1 development of Kings Hill, this impressive family home enjoys a premium position just a two-minute walk from the golf course. Benefiting from no service charges and offering excellent scope for further enhancement, this property presents a fantastic opportunity for growing families.

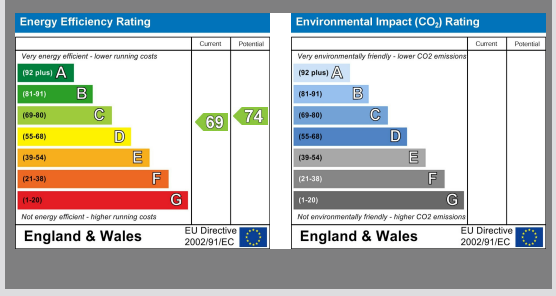
The ground floor features a welcoming and versatile layout, including an integral double garage, a convenient cloakroom/WC, a spacious sitting room, a formal dining room, a well-appointed kitchen, a separate utility room, and an additional family room/study ideal for home working or children's play space.

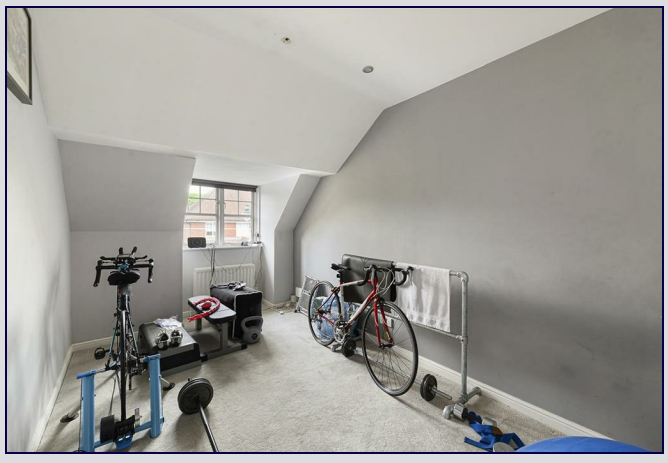
Upstairs, a generous landing provides access to five well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room and fitted wardrobes, while the second bedroom also enjoys its own en-suite and fitted wardrobes. A modern family bathroom serves the remaining bedrooms.

Outside, the property boasts a south-west-facing rear garden, offering a private and secluded setting ideal for outdoor entertaining and family enjoyment. To the front, there is a driveway providing off-road parking for several vehicles, with further potential to expand the parking area if desired.

This superb home combines generous living accommodation, an enviable location, and exciting potential, making it an excellent choice for families seeking space and convenience in one of Kings Hill's most desirable areas.

- CHAIN FREE
- Detached
- 5 Bedrooms
- 2 Ensuites
- Double garage and Double driveway
- PHASE 1
- NO SERVICE CHARGES
- South West facing garden
- Fitted Wardrobes
- Downstairs W/C





ADDITIONAL INFORMATION

Freehold
Phase 1 - No service charges
Council Tax Band - G
EPC Rating - C

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.

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