



TOTAL APPROX. FLOOR AREA 2562 SQ.FT. (238.04 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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Braeburn Way
Kings Hill ME19 4EA
Offers Over £899,000

Tenure: Freehold

Council tax band: G



NEED MORE SPACE? This 5 bedroom modern detached family home originally built by Charles Church offers over 2500 sq ft total floor area.

Well presented by the current owner, including custom made shutters to remain where situated. This property is in a convenient location a short walk from Kings Hill's amenities but in a very popular residential road, on a tree lined walkway. As you can see from the floorplan the layout provides versatility and plenty of room for those needing home working space as well as ample living accommodation. The 5 bedrooms are a good size, with 4 having en-suites. The one without an en-suite is currently fitted out as a home office/study. There is a Jack and Jill style main bathroom serving bedroom 3 and the office/study room (shown as bedroom 4). In total, the 2 bathroom and 2 shower room en-suites should mean there will be no queue in the mornings! The 33'2 kitchen/diner is open plan and leads to a good size utility room and to the rear garden.

Externally the rear garden is low maintenance and provides a great entertaining space. The hot tub will remain, included within the final property price agreement. There is also a double garage with parking in front.

Viewing is highly encouraged to fully appreciate all this property has to offer.

Call now to arrange your appointment.

- Detached 5 bedroom house
- 2562 sq ft approx total floor area
- Downstairs cloakroom
- 24'9 lounge
- Double garage and drive
- Popular location
- Tree lined walk way
- 4 ensuite facilities
- Jack and Jill ensuite to a further bedroom
- Viewing encouraged



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	86		

Energy Efficiency Rating: 81 (Current), 86 (Potential). Environmental Impact (CO₂) Rating: (Current and Potential ratings are not explicitly labeled in the image).

ADDITIONAL INFORMATION

Kings Hill Management Charge - £420pa
 Review Period - TBC
 Council tax band - G

Charges
 Kings Hill management £420pa
 Review period tbc
 Service charge £225pa
 Review period tbc
 Council tax - G

