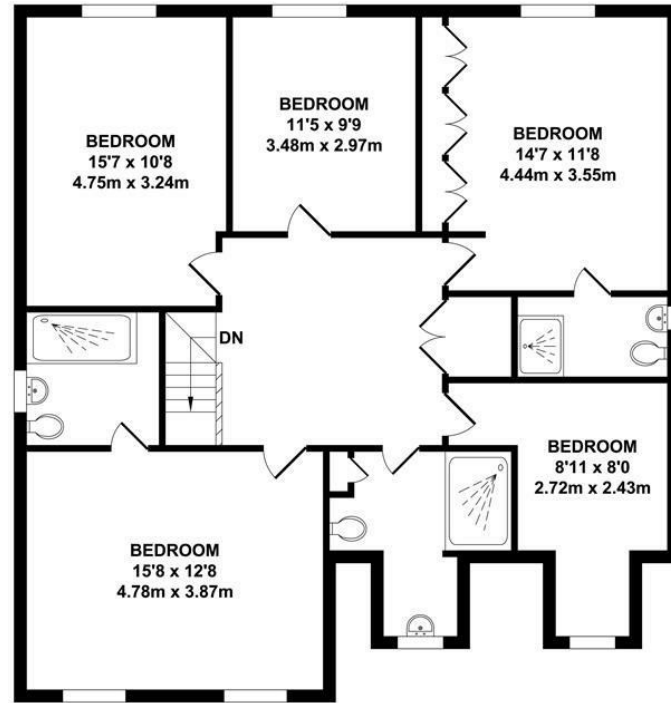


GROUND FLOOR  
APPROX. FLOOR AREA  
1211 SQ.FT.  
(112.46 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
1121 SQ.FT.  
(104.19 SQ.M.)

TOTAL APPROX. FLOOR AREA 2332 SQ.FT. (216.65 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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01732 522 822  
info@khp.me



Alfriston Grove  
West Malling ME19 4AS  
Asking Price £850,000

Tenure: Freehold

Council tax band: G



This impressive five-bedroom detached home is ideal for anyone seeking generous living space in a central yet private location.

Set over two floors and extending to more than 2,300 sq ft, including an integral double garage, this substantial family home offers versatile accommodation throughout. The property features five well-proportioned bedrooms, including two with en-suite shower rooms, alongside a modern family bathroom.

The ground floor offers exceptional potential, with a spacious kitchen complemented by an adjoining utility room, a separate dining room, study and a large living room with direct access to the rear garden—perfect for both family living and entertaining.

Outside, the beautifully maintained rear garden is a real highlight, offering a good degree of privacy, something rarely found in Kings Hill. Side access adds further convenience. To the front, there is a driveway providing off-road parking for two vehicles, with ample scope to create additional parking if required.

Early viewing is highly recommended—call now to avoid missing the opportunity to secure this spacious and highly desirable family home.

- 5 bedrooms
- Detached
- Two ensuites
- Double Garage
- Driveway
- Potential to create more parking
- Private garden
- Plenty of living space
- Close to amenities
- Close to Schools



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
(92-100) A		(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<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

#### ADDITIONAL INFORMATION

Freehold  
Kings Hill Management Charge for 2025 - £444pa.  
Council Tax Band - G  
Triple glazing on the first floor windows  
Double glazing laminate windows on the ground floor  
EPC Rating -

#### 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.

