



GROUND FLOOR
APPROX. FLOOR AREA
658 SQ.FT.
(61.14 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
474 SQ.FT.
(44.06 SQ.M.)

TOTAL APPROX FLOOR AREA 1132 SQ. FT (105.20 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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Baddlesmere Drive
Kings Hill ME19 4SG
Offers Over £500,000

Tenure: Freehold

Council tax band: F



Situated within the ever popular Kings Hill development is this immaculately presented family home. Offering easy access to primary schools, local amenities, Kings Hill golf club and children's play areas.

The accommodation is arranged over 2 floors with the ground floor comprising entrance hall, kitchen/diner to the rear of the property with access to the garden, living room, extra reception room and cloakroom W/C.

There is 3 good sized bedrooms located on the first floor with the master benefiting from an EN SUITE and a fitted wardrobe. Additionally there is a family bathroom.

Externally the property has a rear garden and driveway for two cars.

Call to book your viewing now!

- SOLD BY KHP
- 3 bed Detached
- Driveway
- Downstairs W/C
- Kitchen/diner
- En-suite
- Extra reception room
- Call to arrange your viewing now!



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
(92-100) A	(92 plus) A	(91-95) A	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G

England & Wales EU Directive 2002/91/EC



Charges

Kings Hill Management Charge - £420pa
 Local Estate Charge - TBC
 Built by Countryside in 2021
 Council tax band - F

Local information for Kings Hill

Kings Hill is a modern, 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. This American-style of "concept living" has proven very popular and it engenders a strong sense of community among the local residents. 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 and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, three highly coveted primary schools and a youth club. The range of sports and leisure facilities are excellent. It includes shops, cafes, restaurants, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, nature park 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 and Waitrose supermarkets, eateries and further amenities (such as hairdressers, pharmacy, doctors, dentist and much more) can be found.

