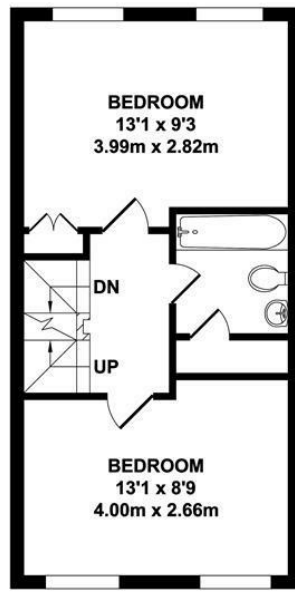
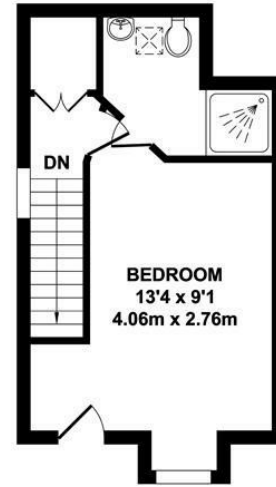


GROUND FLOOR
APPROX. FLOOR AREA
361 SQ.FT.
(33.56 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
361 SQ.FT.
(33.56 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
240 SQ.FT.
(22.29 SQ.M.)

TOTAL APPROX. FLOOR AREA 962 SQ.FT. (89.41 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



Hazen Road
West Malling ME19 4JU
Offers Over £400,000

Tenure: Freehold

Council tax band: E



** NO ONWARD CHAIN **

Centrally located to all of Kings Hill's local amenities, primary schools, sports park, Kings Hill's golf course and new linear park is this well presented home.

Internally accommodation is arranged over three floors comprising entrance hall, cloakroom WC, kitchen and open plan sitting/dining room. To the first floor there are two double bedrooms and a family bathroom. The master bedroom is located on the 2nd floor and benefits from an en suite shower room.

Externally the property benefits from a rear garden, a single garage and additional off road parking space.

Call now to arrange your viewing!!

- 3 Bedrooms
- Townhouse
- Single Garage & Driveway To Rear Of Property
- End Of Chain
- Nearby To Local Amenities
- En Suite To Master



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		89	(92 plus) A	
(81-91) B		78	(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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC	



ADDITIONAL INFORMATION

Kings Hill Management Charge - £420pa
Review Period - TBC
Local Estate Charge - £134pa approximately
Review Period - TBC
Council tax band - E

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.

DISCLAIMER

All dimensions are approximate and any floor plans are for guidance purposes only. Reference to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavor to make our sales particulars as accurate as possible, all interested parties must verify their accuracy themselves.

