



The Property
Ombudsman

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Park Drive
Kings Hill ME19 4XX
Guide Price £464,999

Tenure: Freehold

Council tax band: E

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A nearly new semi-detached home situated in Phase 3 of Kings Hill just a stone throw from the lovely Linear Park and a short walk to the Orchards and Woodlands.

Internally the property comprises entrance hall, kitchen/breakfast room, living room, cloakroom W/C. To the first floor is a main bedroom with EN SUITE, 2 further bedrooms and a main bathroom.

Externally there is a car barn, parking space and easy to maintenance rear garden.

- Semi Detached Home
- Built in 2023 - Remaining 10 Year NHBC Warranty
- Immaculate Condition Throughout
- Stones Throw from the Linear Park
- 3 Bedrooms
- Bathroom, Ensuite & Cloakroom
- Contemporary Kitchen
- Living Room
- Car Barn & Parking Space

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	96		

England & Wales EU Directive 2002/91/EC



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.

ADDITIONAL INFORMATION
Freehold
Kings Hill Management Charge - £420pa
Local Estate Charge - £195pa
Built by Bellway in 2023. The Chandler model.
Remaining 10 Year NHBC Warranty.
Council Tax Band E
EPC Rating B

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.

