



01732 522 822  
info@khp.me



**Pippin Way**  
Kings Hill ME19 4FQ  
Offers In The Region Of £450,000

Tenure: Freehold

Council tax band: D





An EXCEPTIONAL 3 bedroom terrace house EXTENDED and IMPROVED throughout by its present owners. The property boasts an ENVIABLE position looking directly out to Pippin Way and just a short walk from the Woodland/Golf Course walks.

Upon entering the property you are greeted by a bright sitting room with large bay window overlooking the Green. The property boasts a high specification, fully integrated kitchen which is open to dining/family space and benefits from a feature ceiling lantern and bi-fold doors flooding the room with natural light.

To the first floor is a large double bedroom with selection of built in cupboards, a further bedroom and modern family bathroom. The second floor provides a further double bedroom and en suite shower room. There is also access to generous eves storage cupboards.

To the rear of the property is an easy maintenance garden and two allocated parking spaces.

Call now to arrange your viewing!

- One Of A Kind Terrace House
- Contemporary Decor And Finishes Throughout
- High Specification Open Plan Kitchen/Diner
- Bi-Fold Doors To Garden
- Sitting room
- 3 Bedrooms
- 2 Contemporary Bathrooms
- Two Parking Spaces
- Directly Facing Onto Pippin Green
- Early viewing Highly Encouraged

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small>			
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76		86	
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>			
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76		86	
<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>			
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76		86	

England & Wales

EU Directive 2002/91/EC

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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.

ADDITIONAL INFORMATION

Council Tax Band D  
Double Glazing (majority replaced with UPVC in 2014).  
New Boiler in 2017.  
Electrical rewire in 2017.  
Generous eves storage loft.  
Appliances included in kitchen are integrated induction hob, extractor, double hide and slide ovens, fridge/freezer, dishwasher, washing machine and microwave.

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.

