



Bramley Way

Kings Hill ME19 4BD

Open To Offers £525,000



COUNTRY HOMES

Kings Hill ME19 4BD

****CHAIN FREE** PLANNING PERMISSION APPROVED**
SUBSTANTIAL PLOT****

This Phase 1 home presents an excellent opportunity to acquire a fantastic plot with the rare potential to create a substantial family home.

Currently arranged as a three-bedroom semi-detached property, the home benefits from pre-approved planning permission to extend to the side, offering the opportunity to significantly increase both the living accommodation and bedroom space.

The existing accommodation is arranged over two floors. The ground floor features a well-designed orangery with a skylight, flooding the space with natural light, which opens seamlessly into the spacious open-plan living area. There is also the added convenience of a downstairs WC.

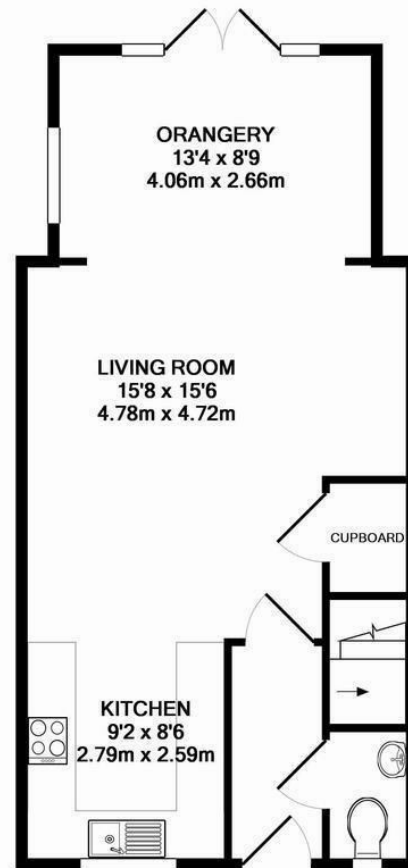
To the first floor are three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes, together with a modern family bathroom.

Externally, the property benefits from a tandem driveway providing off-road parking for multiple vehicles, a single garage, and, most notably, an exceptional plot offering tremendous scope for extension (subject to the approved planning permission) or the creation of additional parking and landscaped gardens.

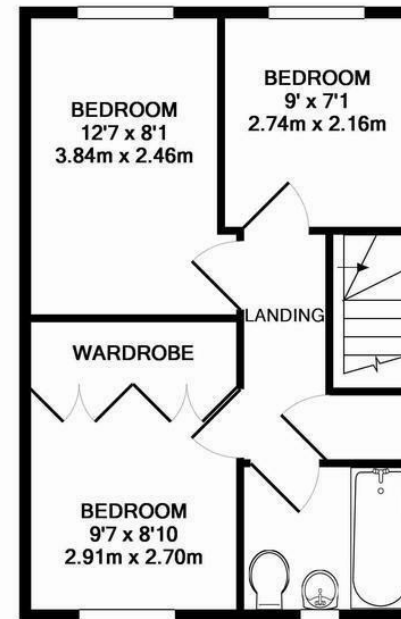
A rare opportunity to purchase a home with immediate enjoyment and outstanding future potential.

- Development Opportunity/ Property for Extension/Renovation
- Huge Potential to Extend
- Generous, Oversized Plot
- Phase 1 Location
- 3 Bedroom EOT
- Bathroom
- Open Plan Ground Floor Layout
- Single Garage
- South Facing Rear Garden
- Chain free





GROUND FLOOR
APPROX. FLOOR
AREA 516 SQ.FT.
(47.9 SQ.M.)

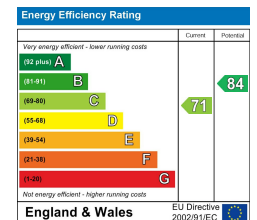


1ST FLOOR
APPROX. FLOOR
AREA 399 SQ.FT.
(37.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 915 SQ.FT. (85.0 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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Location Map

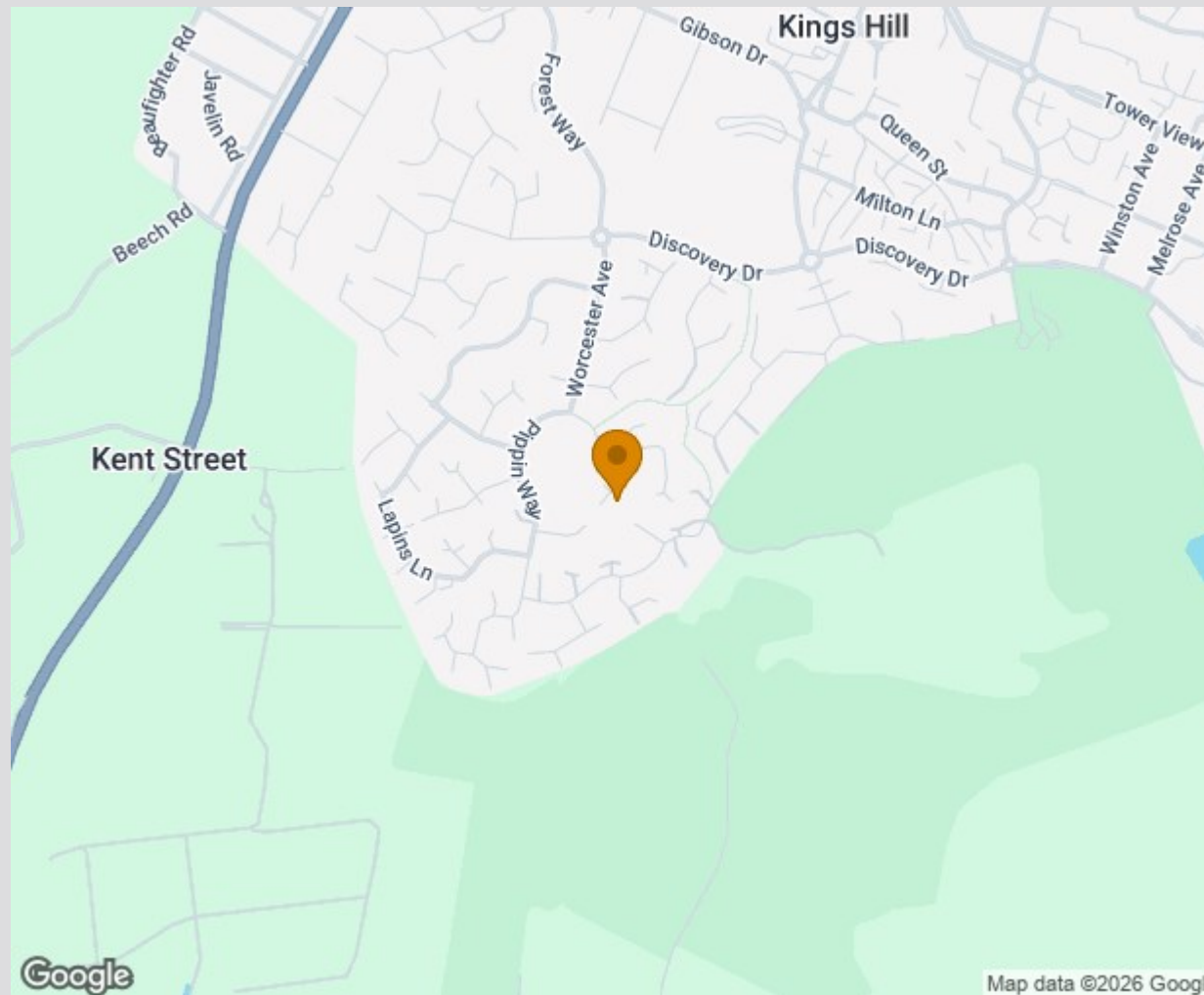
Tenure: Freehold

Council tax band: E

ADDITIONAL INFORMATION

Freehold
Phase 1
No Service charges
Council Tax Band E
EPC Rating C
Planning permission approved

****Please note this is a property owned by an employee of Kings Hill Properties****



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