



# Shoemith Lane

Kings Hill ME19 4FF

Price £625,000



COUNTRY HOMES

## Kings Hill ME19 4FF

Situated on a walkway surrounded by woodlands is this modern semi-detached home offering a perfect blend of contemporary living and practicality. This property has been renovated to a high standard and largely benefits from a well designed loft conversion as well as contemporary décor throughout.

Downstairs, the property boasts a generous sized kitchen diner and living room, perfect for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home. The ground floor benefits from oak engineered flooring and under floor heating. The kitchen hosts top of the range appliances and is contemporary and practical and open to the dining and family areas, both with double doors which lead out onto the well-maintained rear garden. There is also a downstairs cloakroom/utility area.

There are three double bedrooms to the first floor, the master boasting an en-suite bathroom and walk-in wardrobe, in addition to a large family bathroom. To the second floor are two large bedrooms and a further modern shower room. In the loft conversion, the Velux windows can open fully allowing you to really soak in the peaceful atmosphere this outstanding location offers.

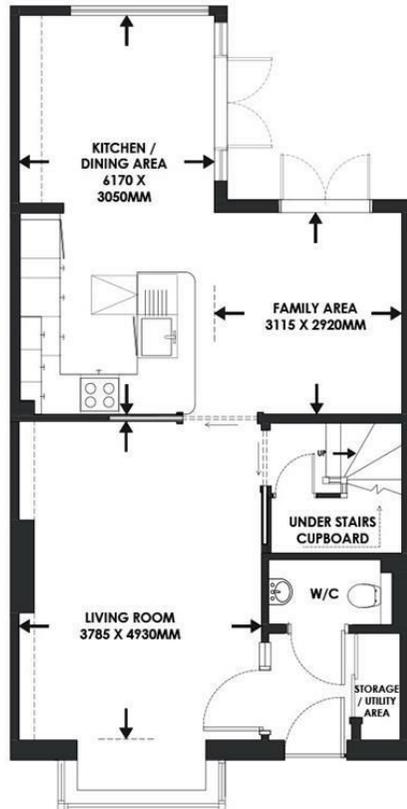
The modern design and layout of the property create a welcoming atmosphere, allowing for both functionality and aesthetic appeal.

For those with vehicles, the property includes parking for two vehicles, (one being a car port) a valuable asset in this location. This home presents a wonderful opportunity for anyone looking to settle in a vibrant and family-friendly neighbourhood. With its generous living space and modern features, it is sure to attract interest from a variety of buyers.

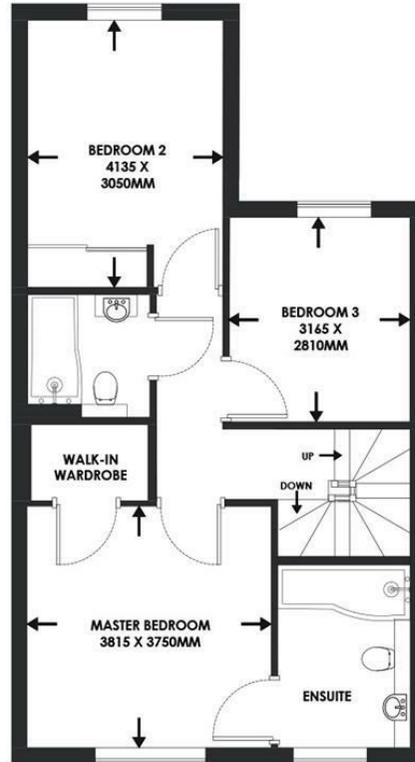
Do not miss the chance to make this delightful property your own.

- Five Bedrooms
- Semi Detached Property
- Private walkway Position
- Close to Woodland Walks
- Discovery School Catchment
- Open Plan Kitchen/Dining/Living area
- Large Sitting Room
- Family Bathroom, Shower Room & En Suite
- Covered Car Port & Additional Parking
- Prestigious Oaks Hamlet Development

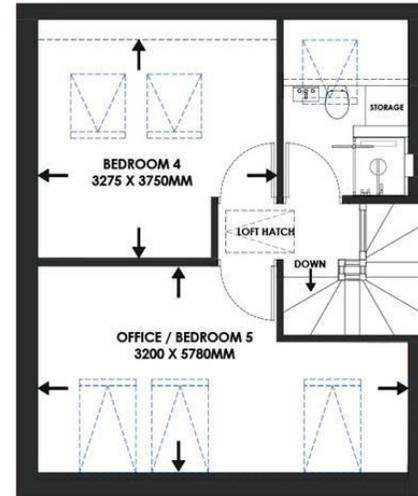




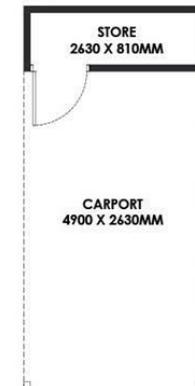
**GROUND FLOOR**  
APPROX FLOOR AREA  
645 SQ FT (60M2)



**FIRST FLOOR**  
APPROX FLOOR AREA  
635 SQ FT (59 M2)



**SECOND FLOOR**  
APPROX FLOOR AREA  
440 SQ FT (41 M2)

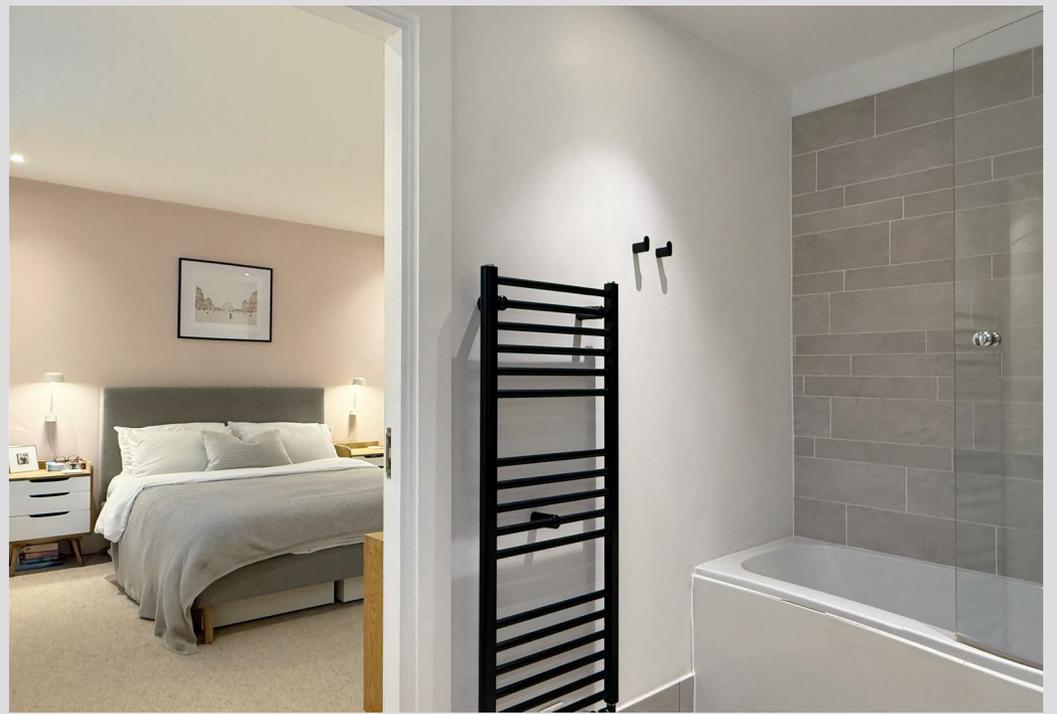


**OUTBUILDING**  
APPROX FLOOR AREA  
161 SQ FT (15 M2)

**TOTAL APPROX. FLOOR AREA 1880 SQ FT (175 M2)**

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 MISSTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		82	85
England & Wales		EU Directive 2002/91/EC	

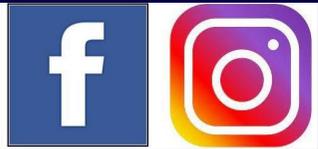
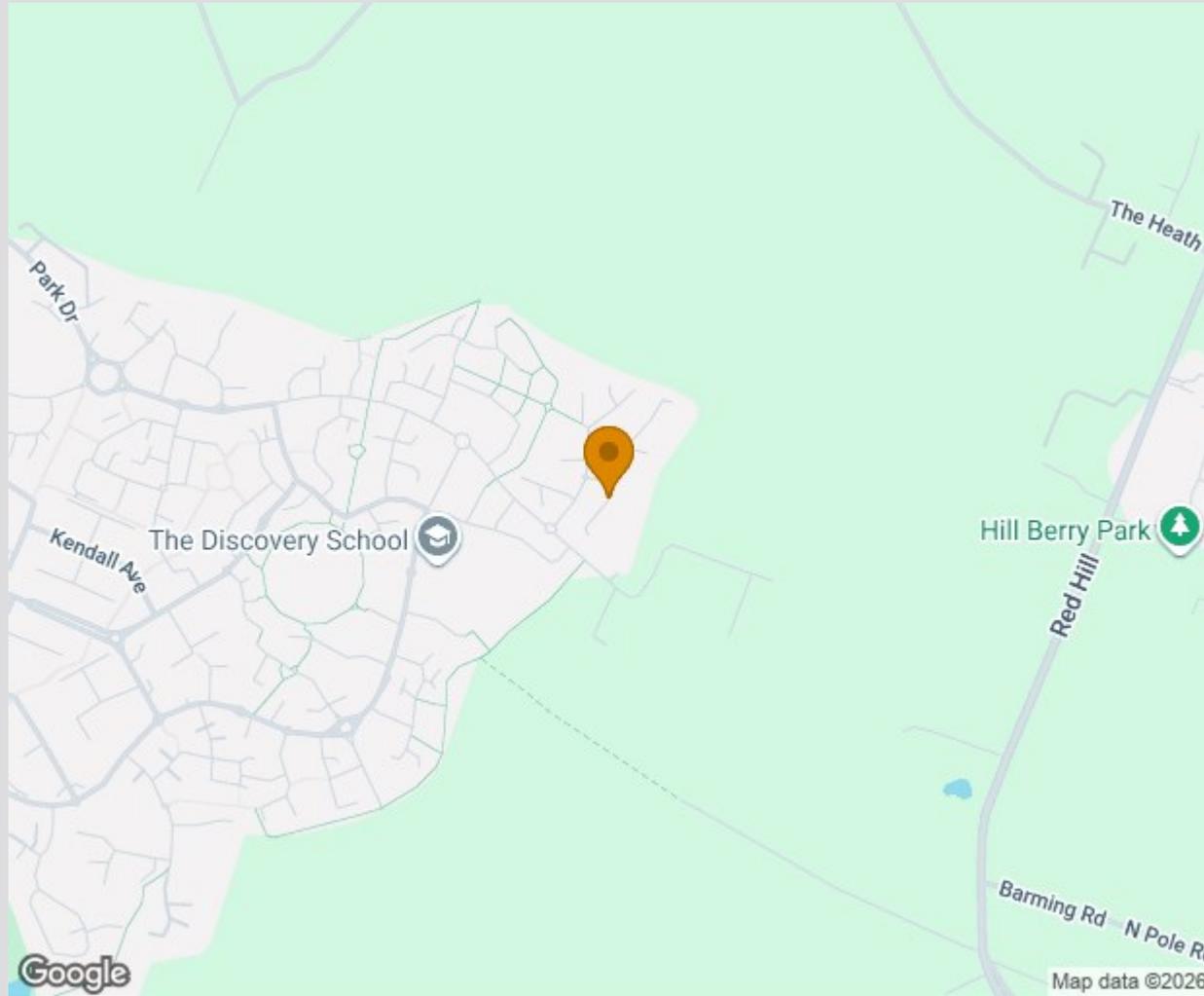




## Location Map

Tenure: Freehold

Council tax band: F



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