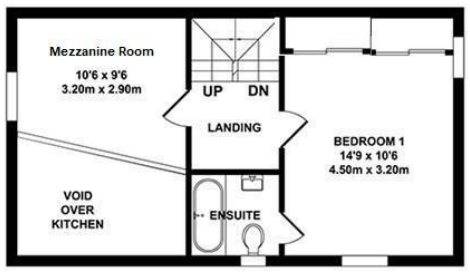
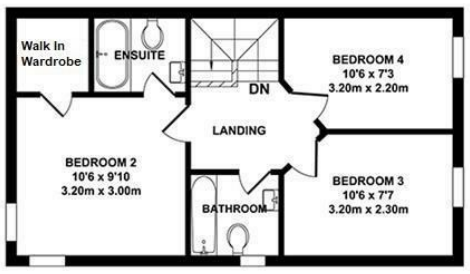
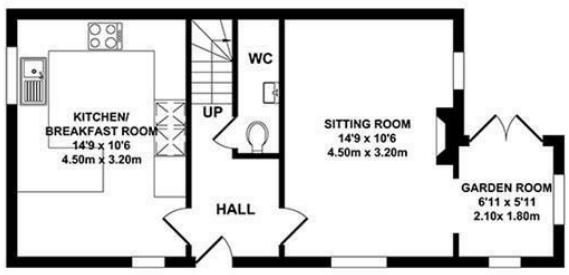


FIRST FLOOR
APPROX. FLOOR AREA
325 SQ.FT.
(30.19 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
325 SQ.FT.
(30.19 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
442 SQ.FT.
(41.06 SQ.M.)

OUTBUILDING
APPROX. FLOOR AREA
157 SQ.FT.
(14.56 SQ.M.)

TOTAL APPROX. FLOOR AREA 1249 SQ.FT. (116.00 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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The Property Ombudsman

KHP
www.khp.me

01732 522 822
info@khp.me

OnTheMarket.com

rightmove

Zoopla.co.uk
Smarter property search

Ames Way

Kings Hill ME19 4HT

Guide Price £425,000

Tenure: Freehold

Council tax band: F

KHP
www.khp.me

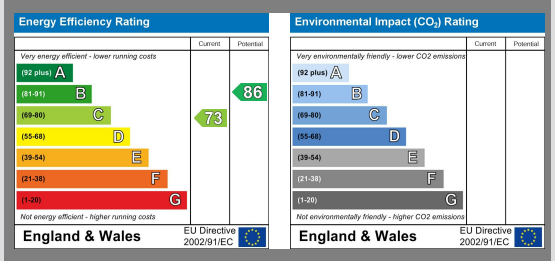
CHAIN FREE ** **GUIDE PRICE 425,000-450,000

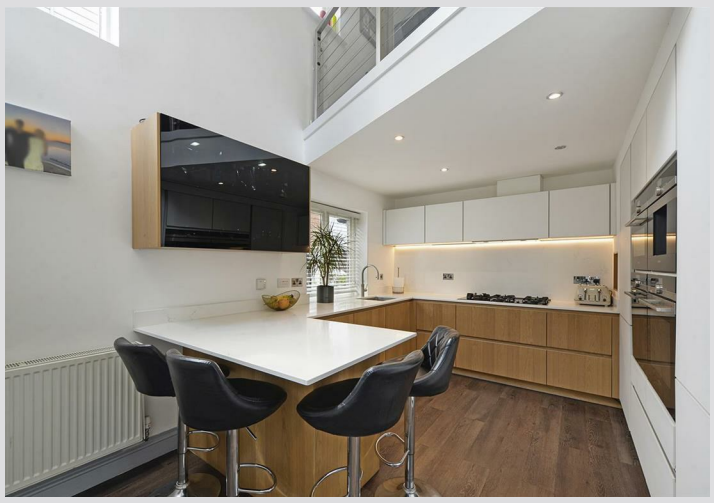
A COMTEMPORARY semi-detached home situated in a quiet walkway position in the heart of Kings Hill. It is a short walk from the shops and amenities in Liberty Square and Kings Hill golf club. It has an enviable amount of natural light thanks to the vast amount of glazing. It boasts the convenience of a GARAGE and parking space.

This IMMACULATELY presented home comprising of a welcoming hallway, impressive kitchen/breakfast room with vaulted ceiling, living room, garden room and cloakroom. To the first floor you will find a mezzanine space currently used as a dining area, main bedroom with extensive built in wardrobes and ensuite. To the second floor is a further ensuite bedroom with walk in wardrobes, 2 further bedrooms and a main bathroom.

Externally there is a walled rear garden that is super easy to maintain. Benefits from artificial lawn and a patio area. There is a side gate for your convenience of accessing your garage and parking space.

- Semi-Detached House (1250sqft)
- Contempory Design
- Abundance of Natural Light Throughout
- Short Walk to Liberty Square Shops & Amenities
- Kitchen/Breakfast Room
- Sitting Room & Garden Room
- Fabulous Mezzanine (Currently Used as a Dining Space)
- 4 Bedrooms
- Ensuite, Bathroom & Cloakroom
- Garage & Parking Space



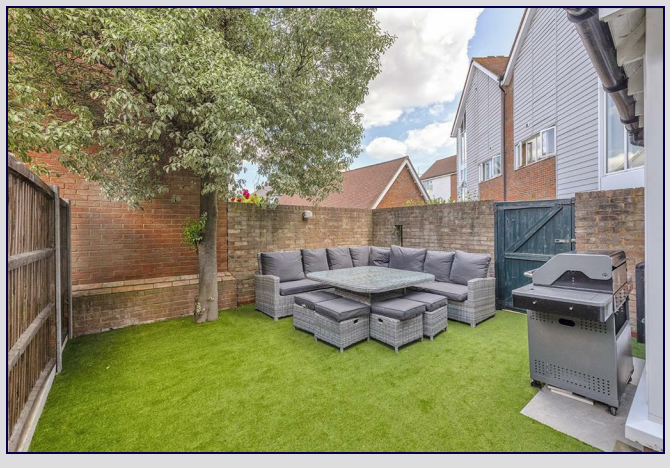


LOCAL INFORMATION FOR KINGS HILL

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 for 2025 - £444pa
Local Estate Charge (LEMC) - Approx £630pa
Built by Lacuna in 2010
Council Tax Band F
EPC Rating - C

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.