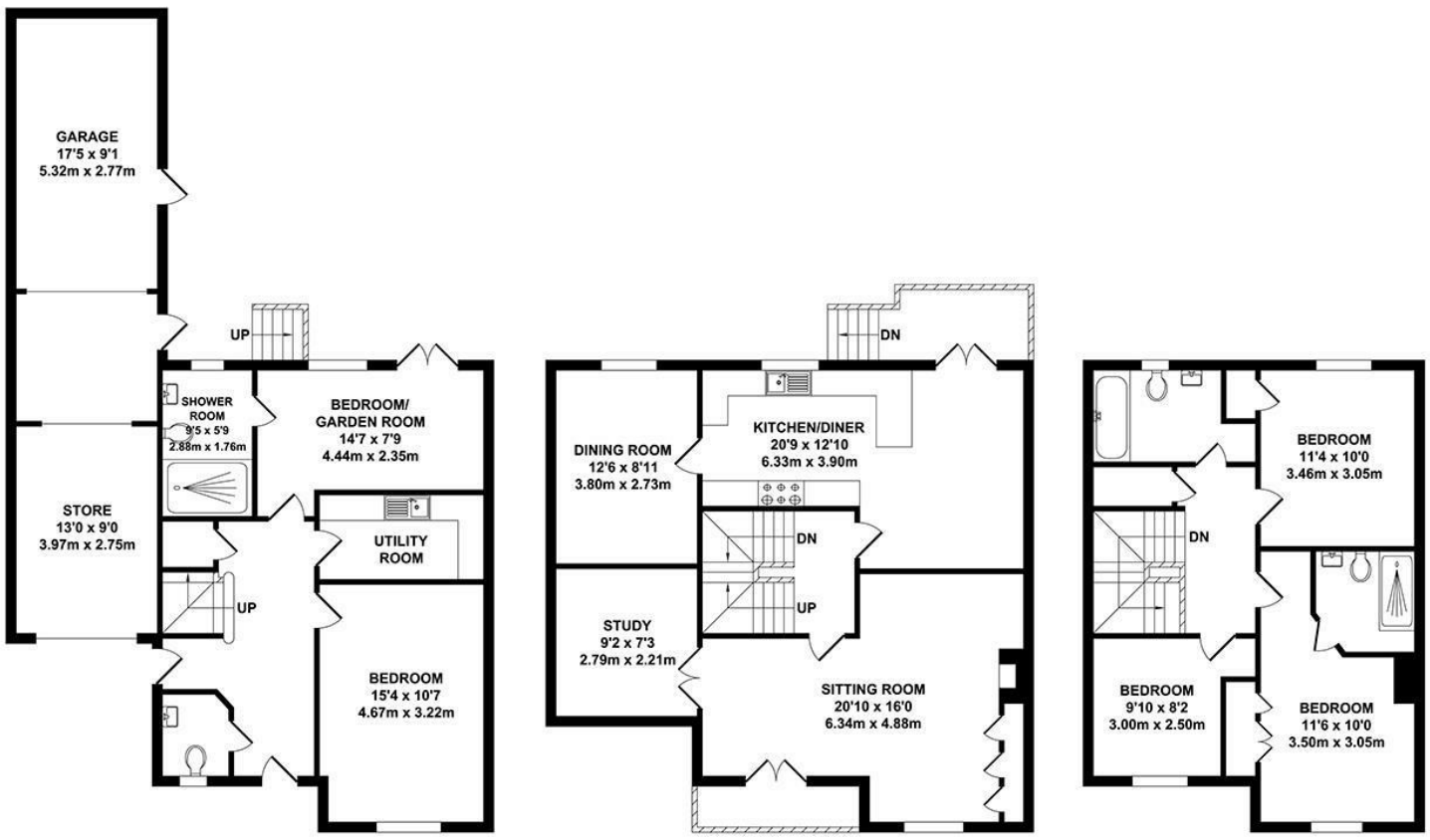

GROUND FLOOR
APPROX. FLOOR AREA
937 SQ.FT.
(87.01 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
780 SQ.FT.
(72.49 SQ.M.)

SECOND FLOOR
APPROX. FLOOR AREA
570 SQ.FT.
(52.98 SQ.M.)

TOTAL APPROX. FLOOR AREA 2287 SQ.FT. (212.48 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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Greensleeves Way

West Malling ME19 4BJ

Guide Price £600,000

Tenure: Freehold

Council tax band: G

CHAIN FREE £600,000 - £625,000

Exceptionally well presented 5 bed family home, situated in a tucked away but conveniently located road in Kings Hill.

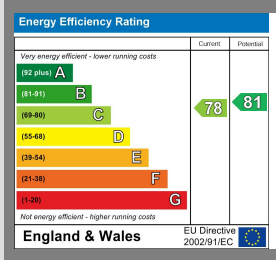
This impressive semi-detached home, offers over 2200sq ft of living space over 3 floors, making it the ideal home for multi-generational living or families seeking versatile, generous accommodation.

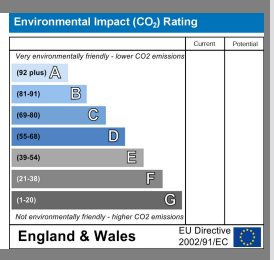
As you can see from the floor plan, the ground floor offers a large, welcoming hallway with cloakroom, utility and bedroom. Overlooking the garden is a further bedroom/garden room with en-suite shower room.

The generous size kitchen/diner and sitting room are situated on the first floor and offer well-proportioned living space. Both also benefit from having a balcony area and the balcony off the kitchen also has the added advantage of steps leading down into the rear garden. A study and separate dining room complete the first floor.

Three further bedrooms are situated on the second floor, the master bedroom boasting a modern en-suite shower room and fitted wardrobes. As you can see from the photos there is also a large family bathroom ensuring convenience for all residents and guests.

- Well presented 5 bed family home
- 3 reception rooms
- 3 bath/shower rooms plus cloakroom
- Flexible living accommodation
- Large kitchen/diner
- Store & garage
- Centrally located to all local amenities
- Delightful rear garden
- Driveway
- Early viewing highly encouraged





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 - £444pa
Local Estate Charge - None
Built by Countryside
Council Tax Band - G
EPC Rating - TBC

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.