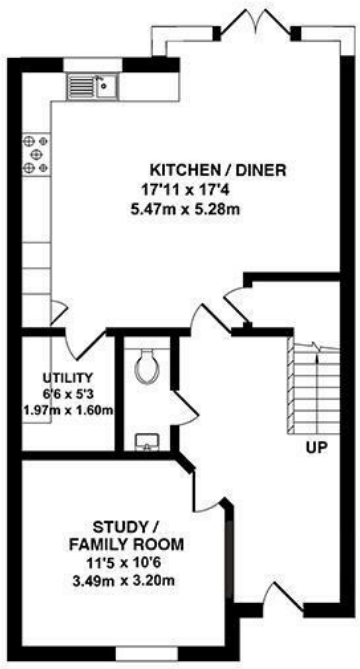
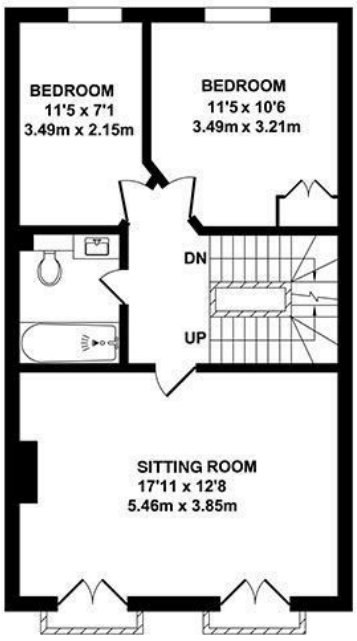
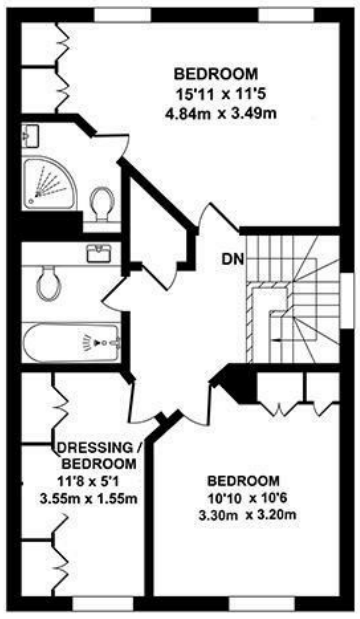


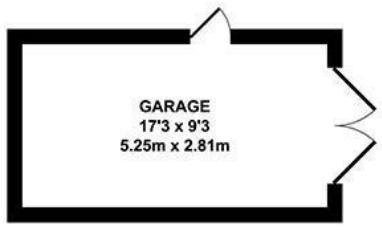
GROUND FLOOR
APPROX. FLOOR AREA
585 SQ.FT.
(54.28 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
580 SQ.FT.
(53.91 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
580 SQ.FT.
(53.91 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
159 SQ.FT.
(14.70 SQ.M.)

TOTAL APPROX. FLOOR AREA 1904 SQ.FT. (176.80 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.

Zome Media ©2026

The Property Ombudsman

KHP
www.khp.me

01732 522 822
info@khp.me

OnTheMarket.com

rightmove

Zoopla.co.uk
Smarter property search

Beacon Avenue

West Malling ME19 4LU

Offers Over £500,000

Tenure: Freehold

Council tax band:

KHP
www.khp.me

**CHAIN FREE | ** GATED PARKING **

Offering approximately 1,900 sq ft of versatile living space, this impressive five-bedroom semi-detached home is an ideal choice for growing families or those seeking flexible accommodation.

Arranged over three floors, the ground floor welcomes you with a spacious entrance hall, a generous study/family room, a convenient downstairs WC, and a superb open-plan kitchen/dining room—perfect for everyday family life and entertaining. A separate utility room provides additional practicality.

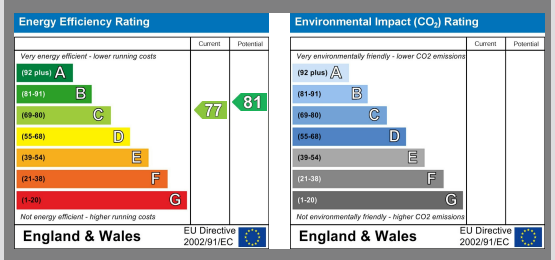
The first floor features a bright and spacious sitting room with twin Juliet balconies, creating a wonderful space to relax. This level also offers two well-proportioned bedrooms, a family bathroom, and a spacious landing.

The top floor is home to the impressive principal bedroom, complete with fitted wardrobes and a ensuite shower room. Two further bedrooms, both with fitted storage, complete this floor, with one currently arranged as a dressing room, offering excellent flexibility to suit your needs.

Externally, there is a low maintenance courtyard garden, great for entertaining, with direct access to the single garage. The property also benefits from a allocated parking space.

CALL NOW TO ARRANGE YOUR VIEWING TODAY!

- Chain free
- 1900 SQFT
- Semi detached
- 5 bedrooms
- Garage
- Low maintenance garden
- Ensuite
- Downstairs toilet
- Twin Juliet balconies
- Allocated parking space



ADDITIONAL INFORMATION

Freehold
Kings Hill Management Charge for 2025 - £462pa.
Local Estate Charge - £167 Bi Annually
Built in 2008
Council Tax Band - G
EPC Rating - C

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.

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.