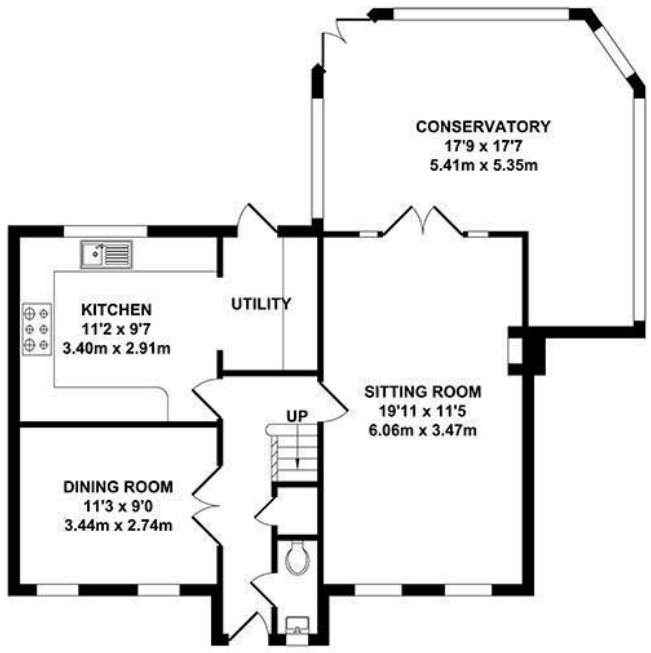
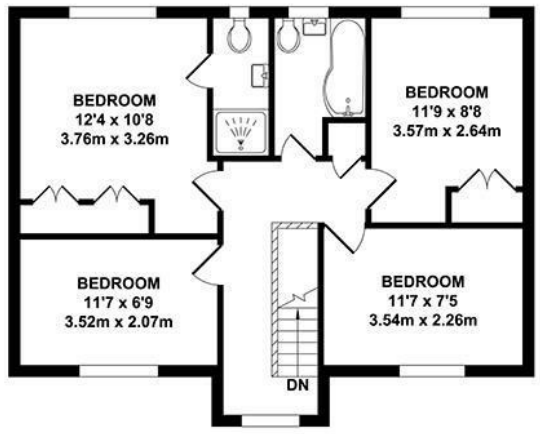
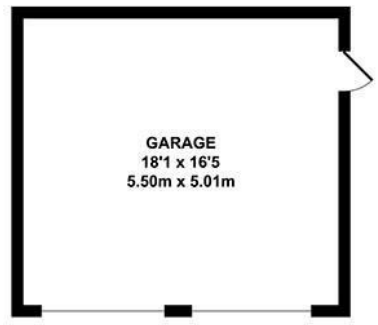


GROUND FLOOR
APPROX. FLOOR AREA
830 SQ.FT.
(77.08 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
587 SQ.FT.
(54.52 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
297 SQ.FT.
(27.55 SQ.M.)

TOTAL APPROX. FLOOR AREA 1713 SQ.FT. (159.15 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

Chestnut Close

Kings Hill ME19 4FP

Guide Price £750,000

Tenure: Freehold

Council tax band: F

KHP
www.khp.me

CHAIN FREE

Situated on the highly sought-after Phase 1 development in Kings Hill, this four-bedroom family home occupies an exceptional plot with no service charges. Offering one of the larger gardens in the area, ample parking for multiple vehicles with scope to create even more, and a peaceful setting with excellent privacy, this is a rare opportunity not to be missed.

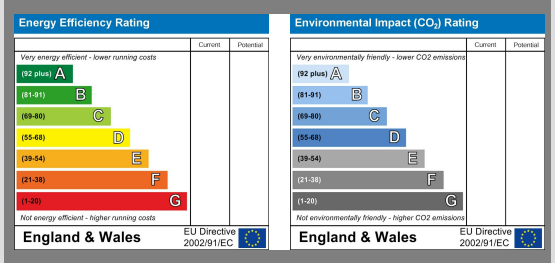
Arranged over two floors, the ground floor comprises a welcoming entrance hall, downstairs cloakroom, formal dining room, kitchen with adjoining utility area, and a generously sized lounge featuring a charming fireplace. The impressive conservatory benefits from underfloor heating, creating a versatile living space that can be enjoyed all year round.

Upstairs, there are four well-proportioned bedrooms, including the spacious principal bedroom with an en-suite shower room. Two of the bedrooms, including the principal bedroom, benefit from fitted wardrobes, providing excellent storage.

Externally, the property continues to impress with side access, a double garage, extensive off-road parking, and exceptional potential to extend (subject to the necessary planning permissions), thanks to its substantial plot.

Homes in this location with plots of this size rarely come to market. Call now to arrange your viewing and avoid missing this fantastic opportunity.

- Phase 1
- 4 Bedrooms
- Detached
- Ensuite
- Substantial plot
- Double garage
- Tranquil environment
- Chain free
- Close to Schools and Amenities
- Close to transport links



ADDITIONAL INFORMATION

Freehold
Phase 1
No service charges
Council Tax Band - F
EPC Rating -

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.