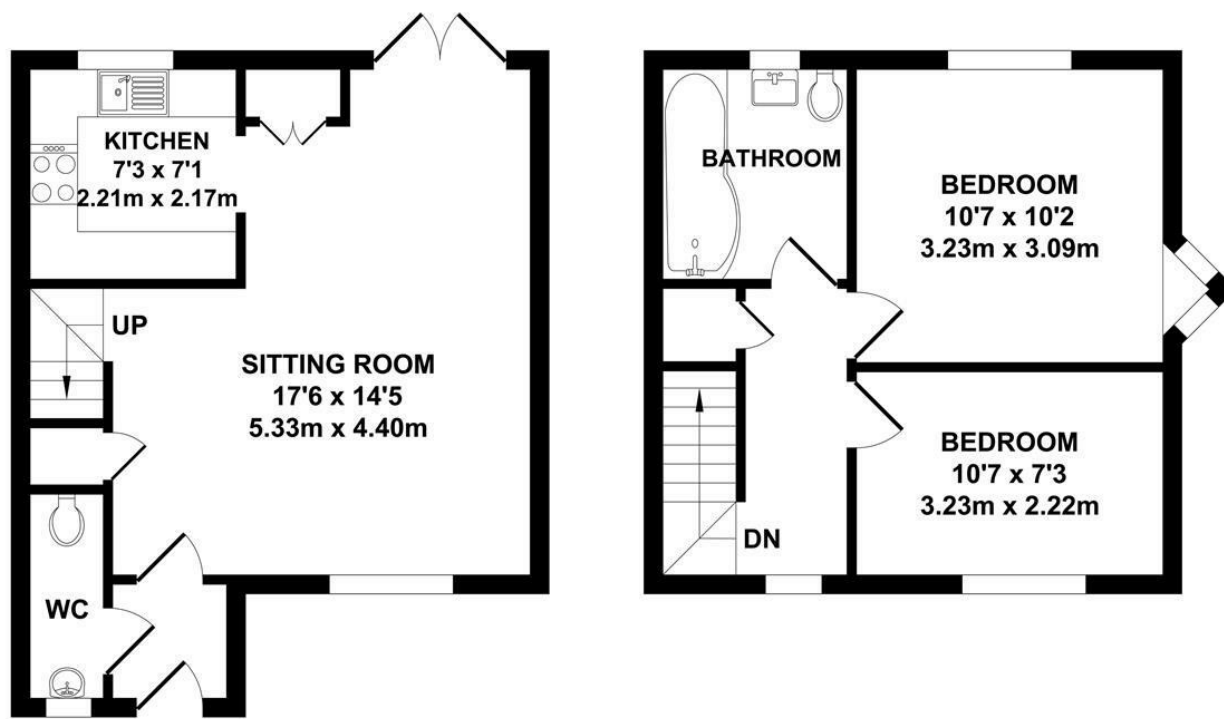




01732 522 822  
 info@khp.me



Pippin Way  
 Kings Hill ME19 4FQ  
 Guide Price £375,000

Tenure: Freehold

Council tax band:



**\*\*PLEASE NOTE THESE ARE LIBRARY PHOTOS\*\***

**\*\*RARELY AVAILABLE\*\*** A beautifully presented end of terrace house situated in a great location fronting 'The Green' in Pippin Way. This property has been modernised throughout and is ready to move straight in to. The accommodation comprises entrance porch, cloakroom W/C, open plan sitting/dining room and modern kitchen with integral appliances. To the first floor there are two good sized bedrooms and family bathroom. Externally there is a good sized southerly facing rear garden with patio area and lawn, two parking spaces to the rear, This property also benefits from having a front garden and rear access.

**\*\*THE GARDEN IS NOW FULLY PAVED, NOT GRASS. \*\***

- 2 Bedrooms
- End Of Terrace
- Phase 1 Location
- Close To Woodland Walks
- Situated Over Looking Pippin Way Greenery
- Immaculately Presented Throughout
- Cloakroom W/C
- Open Plan Living Area
- Family Bathroom

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                                                                 |         |           |
|---------------------------------------------|---------|-----------------------------------------------------------------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential                                                       | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>                          |         |                                                                 | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |                                                                 | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |                                                                 | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |                                                                 | (55-68) <b>D</b>                                                |         |           |
| (48-54) <b>E</b>                            |         |                                                                 | (48-54) <b>E</b>                                                |         |           |
| (35-47) <b>F</b>                            |         |                                                                 | (35-47) <b>F</b>                                                |         |           |
| (21-34) <b>G</b>                            |         |                                                                 | (21-34) <b>G</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |                                                                 | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                 |         |           |
| <b>England &amp; Wales</b>                  |         | <b>England &amp; Wales</b>                                      |                                                                 |         |           |
| EU Directive 2002/91/EC                     |         | EU Directive 2002/91/EC                                         |                                                                 |         |           |



**ADDITIONAL INFORMATION**  
Council Tax Band - TBC  
UPVC Double Glazing  
Kings Hill Management Charge - N/A Phase 1  
Local Estate Charge - N/A Phase 1

**LOCAL INFORMATION FOR KINGS HILL**  
Kings Hill is a modern, 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. This American-style of "concept living" has proven very popular and it engenders a strong sense of community among the local residents. 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 and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, three highly coveted primary schools and a youth club. The range of sports and leisure facilities are excellent. It includes shops, cafes, restaurants, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, nature park 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 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.

