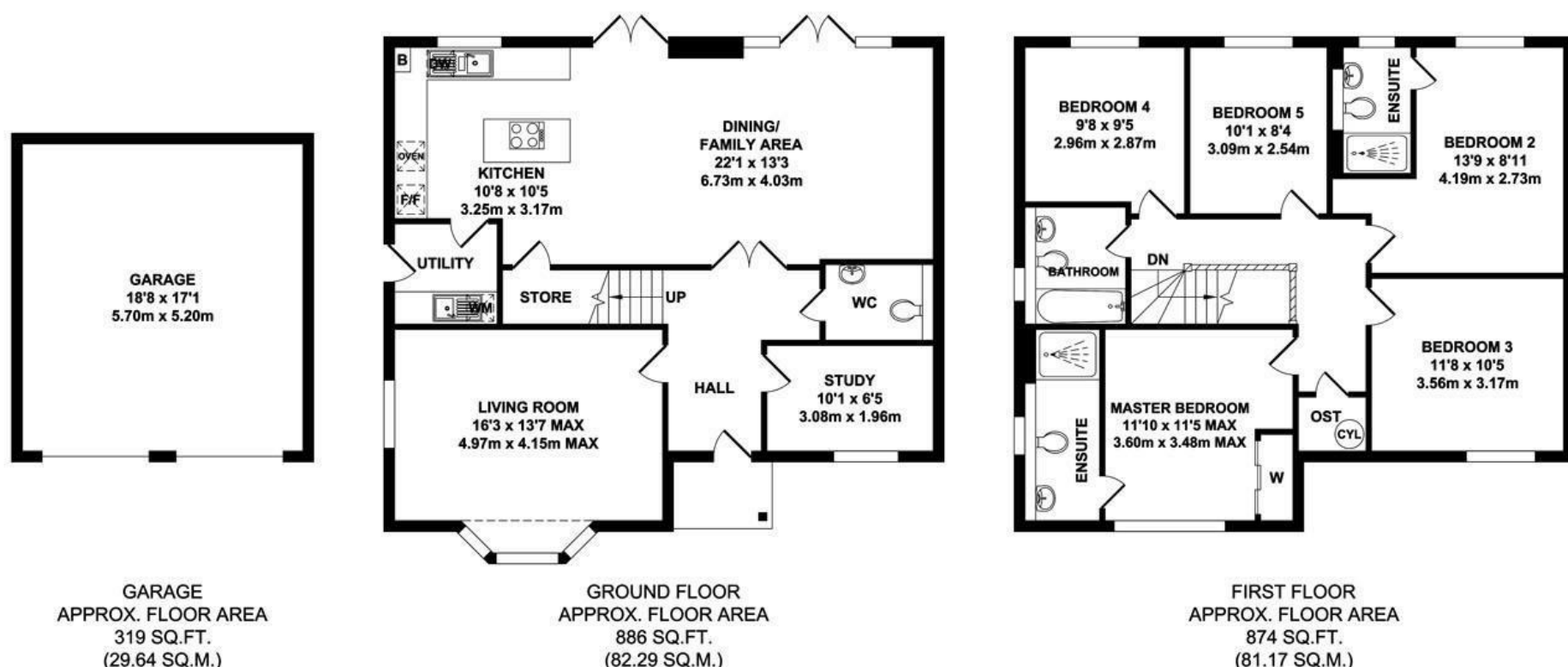




01732 522 822
info@khp.me



Pixie Walk
Kings Hill ME19 4NW
Guide Price £750,000

Tenure:

Council tax band:



This impressive five DOUBLE BEDROOM family home is situated in the ever popular Phase 2 development of Kings Hill, just a short distance from The Discovery School, Kings Hill Sports Park and Woodland Walks. The property is offered in immaculate condition throughout.

Internally the ground floor comprises spacious entrance hall, study, good sized living room with bay window, cloakroom, utility room and beautiful OPEN PLAN kitchen/family living area to the rear with 2 sets of patio doors leading onto the garden.

The first floor benefits from the master bedroom with EN SUITE shower room, 2nd bedroom which accommodates the 2ND EN SUITE shower room and fitted wardrobe, family bathroom and further 3 good sized bedrooms.

Externally the property benefits from a good sized SOUTHERLY FACING rear garden, DOUBLE GARAGE and two spaces in front.

Call now to book your viewing!!

- 5 Bedrooms
- Detached House
- Double Garage & Two spaces in front
- 2 En Suites
- Open Plan Kitchen/Diner
- Utility Room
- Study
- Cloakroom W/C
- Close To The Discovery School
- Walkway Position

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(43-54) E			(43-54) E
(31-42) F			(31-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	85	92



ADDITIONAL INFORMATION

Double Glazing
Kings Hill Management Charge - £462pa
Local Estate Charge - £TBC
Built by 2016 by Bellway

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.

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.

