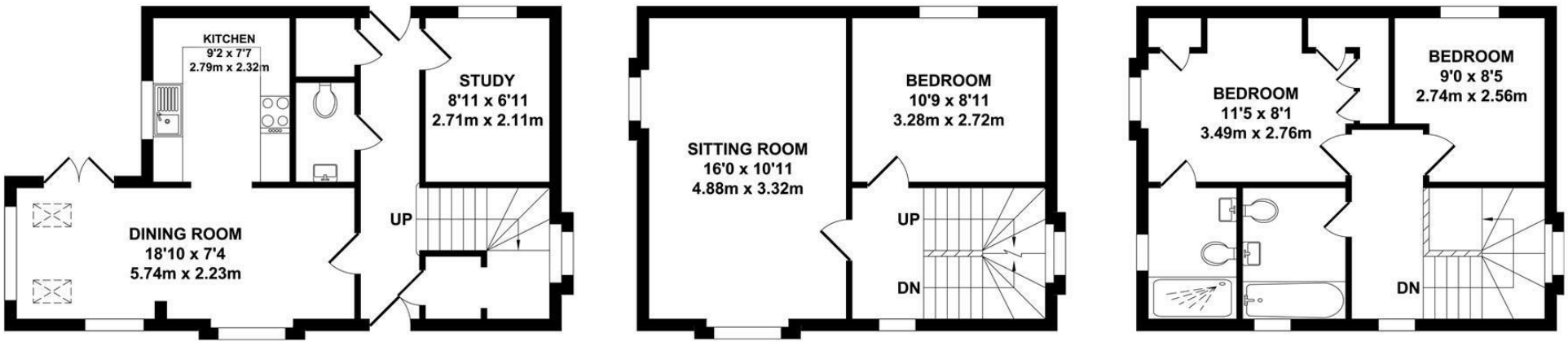


GROUND FLOOR
APPROX. FLOOR AREA
434 SQ.FT.
(40.35 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
382 SQ.FT.
(35.48 SQ.M.)

SECOND FLOOR
APPROX. FLOOR AREA
368 SQ.FT.
(34.21 SQ.M.)

TOTAL APPROX. FLOOR AREA 1184 SQ.FT. (110.04 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



Sungold Walk

Kings Hill ME19 4EZ

Guide Price £500,000

Tenure: Freehold

Council tax band: F

KHP
www.khp.me

OPEN DAY ** 14TH NOVEMBER ** BY APPOINTMENT ONLY

GUIDE PRICE £500,000 - £525,000

This well-presented three-bedroom detached home occupies a prime position on the doorstep of Kings Hill's extensive range of amenities, making it an ideal choice for those who value convenience and easy access to everyday essentials.

Arranged across three floors, this rarely available townhouse offers versatile and spacious accommodation throughout. The ground floor features a modern and generously proportioned kitchen/diner, a convenient downstairs WC, and a well-positioned study. The study could also be utilised as an additional bedroom, playroom, or cosy family snug, depending on your needs.

On the first floor, you'll find a bright and airy sitting room, along with one of the property's three spacious bedrooms and a generous landing area.

The top floor is home to the principal bedroom, complete with a private en-suite and fitted wardrobes, as well as a further spacious landing, family bathroom and an additional double bedroom.

- Detached
- Three bedrooms
- Parking for two cars in tandem.
- Low maintenance garden
- Modern Kitchen Diner
- Ensuite
- Close to amenities
- Close to Schools
- Council tax band - F











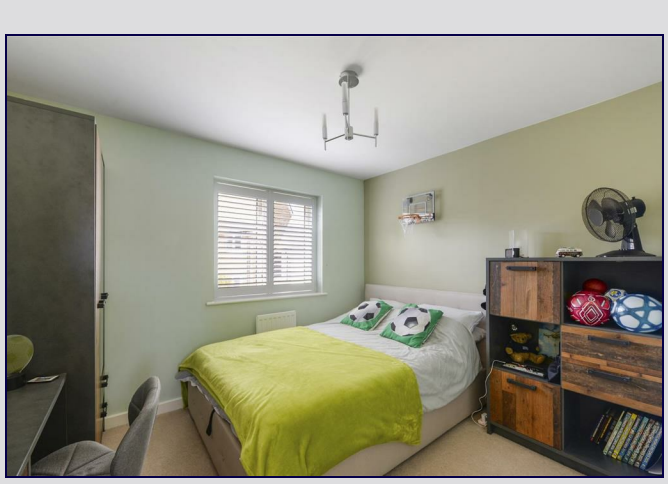




ADDITIONAL INFORMATION
Freehold
Kings Hill Management Charge for 2026 - £462pa.
Local Estate Charge - £400 Approx.
Council Tax Band - F
EPC Rating - C

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.



