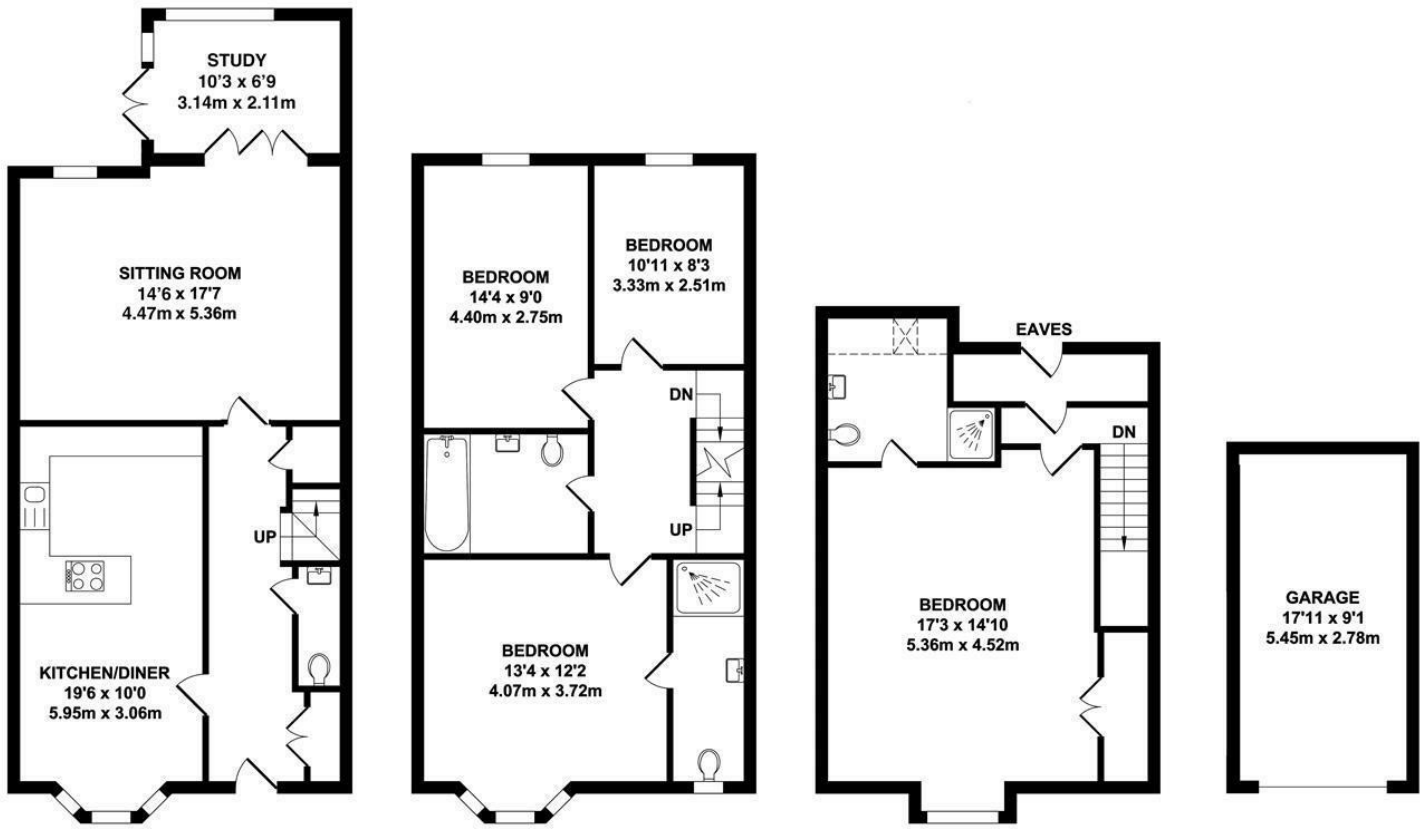


GROUND FLOOR
APPROX. FLOOR AREA
684 SQ.FT.
(63.57 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
603 SQ.FT.
(55.99 SQ.M.)

SECOND FLOOR
APPROX. FLOOR AREA
433 SQ.FT.
(40.27 SQ.M.)

GARAGE
APPROX. FLOOR AREA
163 SQ.FT.
(15.15 SQ.M.)

TOTAL APPROX. FLOOR AREA 1885 SQ.FT. (175.11 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



Avion Gardens

Kings Hill ME19 4RH

Guide Price £599,950

Tenure: Freehold

Council tax band: F

KHP
www.khp.me

Offering modern, versatile living accommodation arranged over three floors, this impressive family home is situated within the highly desirable Avion Gardens, ideally positioned alongside the golf course and with beautiful woodland walks right on the doorstep.

Upon entering, you are welcomed by a spacious entrance hall with fitted storage cupboards, leading to a convenient cloakroom, a comfortable sitting room, a separate study/playroom and an impressive kitchen/dining room, providing the perfect space for modern family living and entertaining.

The first floor offers three well-proportioned double bedrooms, including one with an en-suite shower room, alongside a contemporary family bathroom.

Occupying the entire second floor is a fantastic principal bedroom, offering generous proportions, fitted wardrobes, an en-suite shower room and a useful walk-in eaves storage cupboard.

Externally, the property benefits from a landscaped, low-maintenance south-facing rear garden, complete with a rear access gate. A particularly attractive feature is the converted garage, now providing a fantastic additional entertaining space with bi-fold doors opening directly onto the garden, creating an ideal setting for indoor-outdoor living.

To the side of the property are two allocated parking spaces positioned in front of the garage, with additional visitor parking conveniently located throughout Avion Gardens.

PLEASE NOTE, SOME OF THESE PHOTOS ARE LIBRARY IMAGES AND THE FLOORPLAN IS IDENTICAL MINUS THE GARAGE CONVERSION

- Deceptively Spacious Accommodation
- 4 Double Bedrooms
- Bathroom, 2 Ensuites & Cloakroom
- Modern Kitchen/Diner
- Living Room
- Study
- SOUTH Facing Garden
- Parking Spaces Directly To The Side
- Close to Woodland Walks & Golf Course
- Council tax band - F













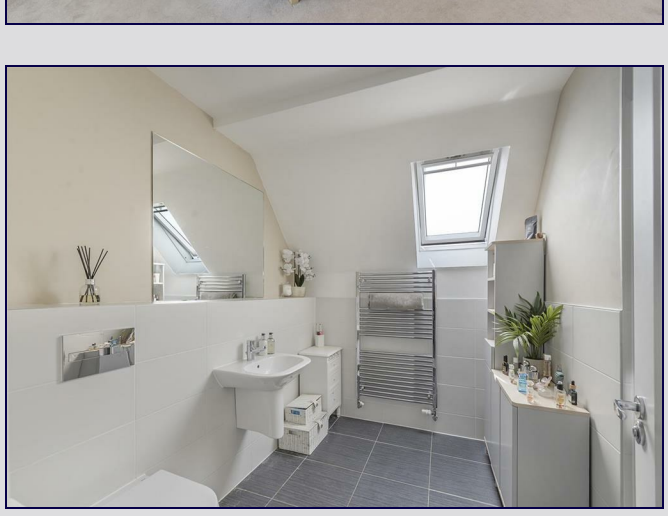


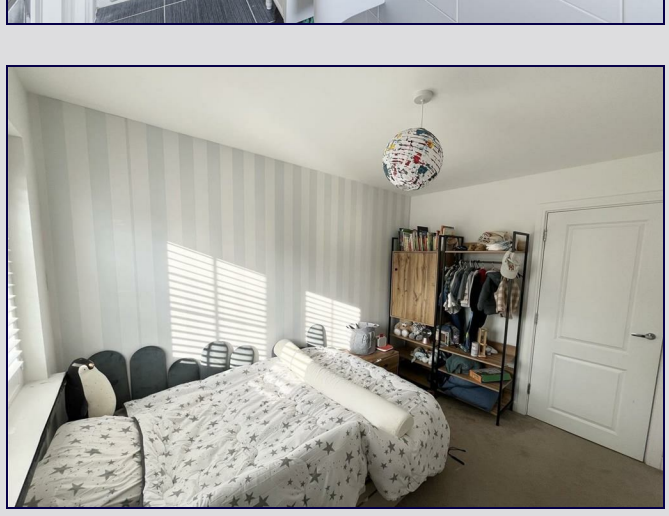
ADDITIONAL INFORMATION

Freehold
Kings Hill Management Charge for 2025 - £462pa.
Local Estate Charge - £TBC pa
Built by Bellway in 2016
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.



