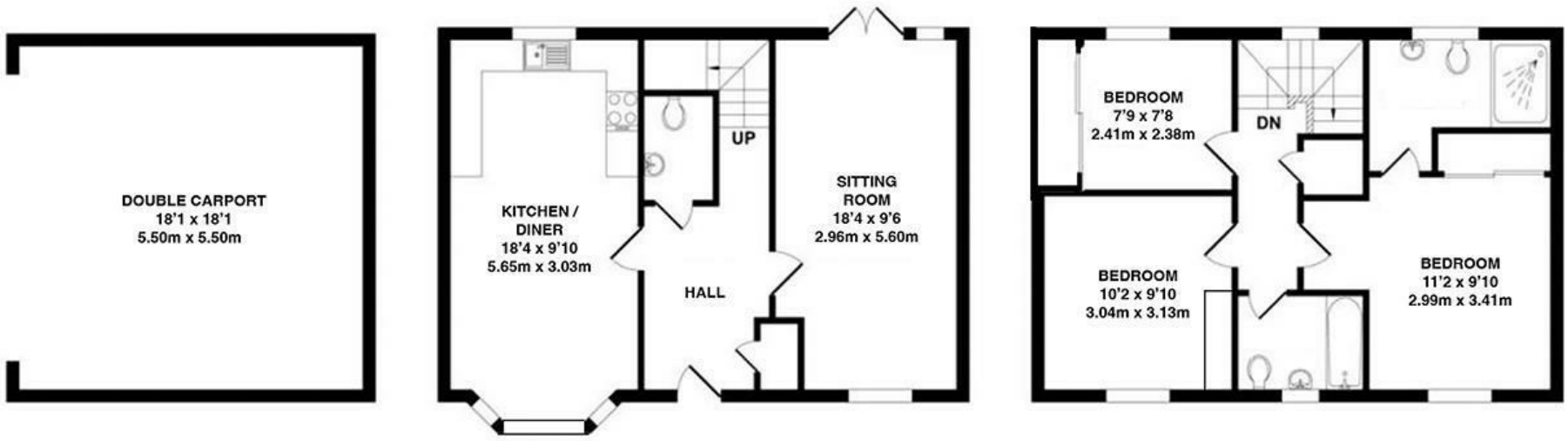

CARPORT
APPROX. FLOOR AREA
326 SQ.FT
(30.25 SQ.M)

GROUND FLOOR
APPROX. FLOOR AREA
498 SQ.FT
(46.27 SQ.M)

FIRST FLOOR
APPROX. FLOOR AREA
488 SQ.FT
(45.36 SQ.M)

TOTAL APPROX. FLOOR AREA 1312 SQ.FT. (121.88 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



Clarence Way

Kings Hill ME19 4QT

Asking Price £475,000

Tenure: Freehold

Council tax band: E

KHP www.khp.me

** DOUBLE CARPORT** CHAIN FREE**

Offered for sale is this well-presented family home, ideally situated within the ever-popular Phase 2 development of Kings Hill. The property is conveniently located within the Discovery School catchment area and just a short walk from the cricket pitch and sports park, making it an ideal choice for families.

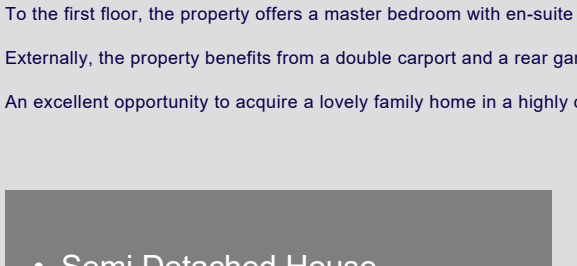
The well-proportioned accommodation comprises an entrance hall with built-in storage cupboard, downstairs cloakroom/WC, a modern kitchen/diner featuring a bay window, and a spacious double-aspect living room, also benefiting from a bay window.

To the first floor, the property offers a master bedroom with en-suite shower room, a further double bedroom, an additional bedroom and a family bathroom.

Externally, the property benefits from a double carport and a rear garden, providing practical parking and outdoor space.

An excellent opportunity to acquire a lovely family home in a highly desirable Kings Hill location.

- Semi Detached House
- 3 Bedrooms
- En Suite
- Double Car Port
- Rear Garden
- Immaculately Presented
- Close To The Discovery School
- Walking Distance To The Cricket Pitch
- Chain free













ADDITIONAL INFORMATION

Council Tax Band - E
UPVC Double Glazing
Kings Hill Management Charge - £462 pa
Local Estate Charge - £160pm approximately
Built - 2016

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.



