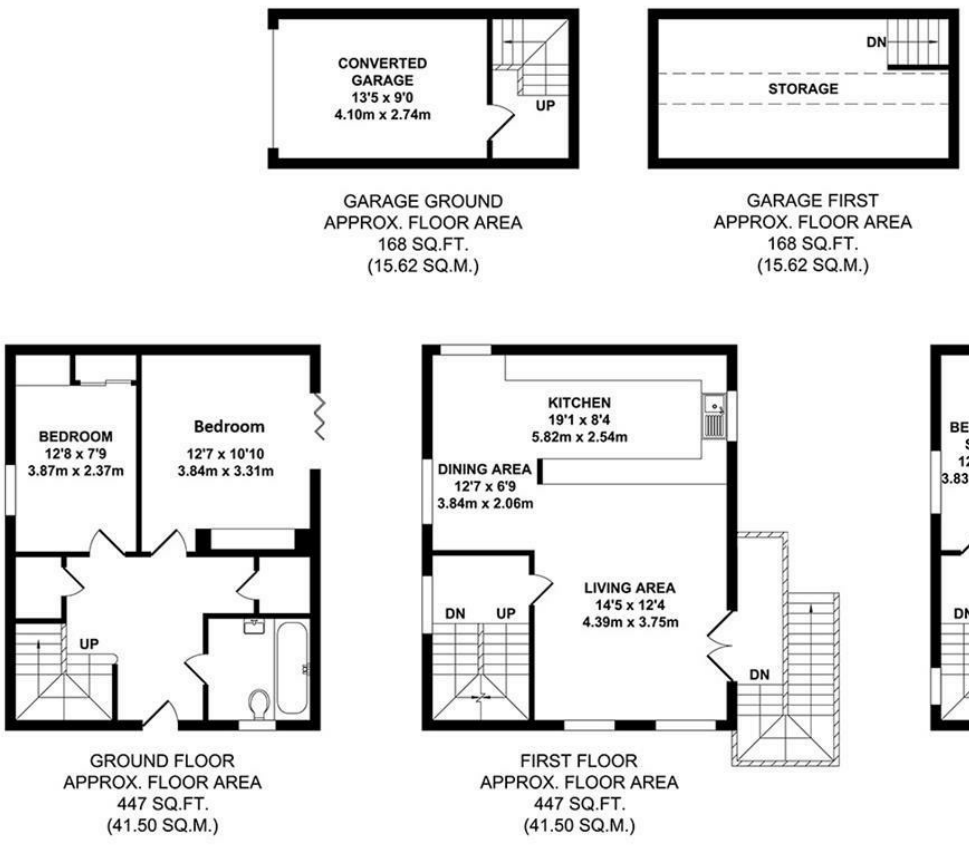


GARAGE GROUND
APPROX. FLOOR AREA
168 SQ.FT.
(15.62 SQ.M.)

GARAGE FIRST
APPROX. FLOOR AREA
168 SQ.FT.
(15.62 SQ.M.)

GROUND FLOOR
APPROX. FLOOR AREA
447 SQ.FT.
(41.50 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
447 SQ.FT.
(41.50 SQ.M.)

SECOND FLOOR
APPROX. FLOOR AREA
447 SQ.FT.
(41.50 SQ.M.)

TOTAL APPROX. FLOOR AREA 1676 SQ.FT. (155.74 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



Carlton Close

Kings Hill ME19 4HS

Guide Price £525,000

Tenure: Freehold

Council tax band: F

KHP
www.khp.me

This superb 4 bedroom detached home is unique opportunity to acquire a rare home style.

A townhouse tucked away in Carlton close, this home must be on your viewing list, offering a versatile living arrangements, the home will fit around your needs.

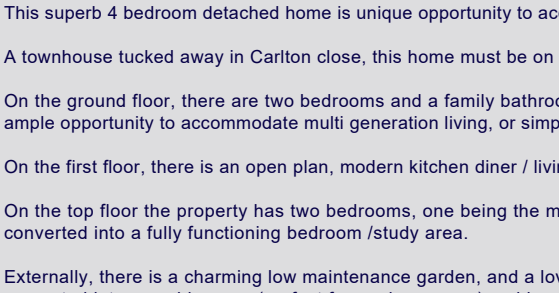
On the ground floor, there are two bedrooms and a family bathroom, and a spacious hallway to complete it. One of the bedrooms, has bi-folding doors, (currently used as a living area) which leads directly out onto the garden, giving this home ample opportunity to accommodate multi generation living, or simply, be used as an additional ground floor living area.

On the first floor, there is an open plan, modern kitchen diner / living area, with doors, in the living room, that have access to a set of stairs that lead down to the garden, making the living area incredible accessible.

On the top floor the property has two bedrooms, one being the main bedroom, with a walk in wardrobe,en suite and large windows letting the light beam through. The 2nd bedroom on this floor, previously a study area with a mezzanine, now converted into a fully functioning bedroom /study area.

Externally, there is a charming low maintenance garden, and a lovely seating area, side access to driveway and garage. There is parking in front of the home, and in front of the garage, and on road parking available. The garage itself has been converted into a usable room (perfect for a a home gym) and has stairs that lead up to the roof of the garage giving plenty of storage!

- Three Double Bedroom
- Detached Family Home
- Arranged Over Three Floors
- Versatile Living Accommodation
- Open Plan Living Area
- Kitchen / Dining Room
- Close to All Local Amenities
- Detached Garage & Driveway
- Cul De Sac Location
- Viewing Highly Recommended













ADDITIONAL INFORMATION

Freehold
Kings Hill Management Charge for 2026 - £462pa.
Local Estate Charge - £630 (Lacuna estate management charge / LEMC)
Built in 2003 by Environ Sunley
Council Tax Band - F
EPC Rating - TBC

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.



