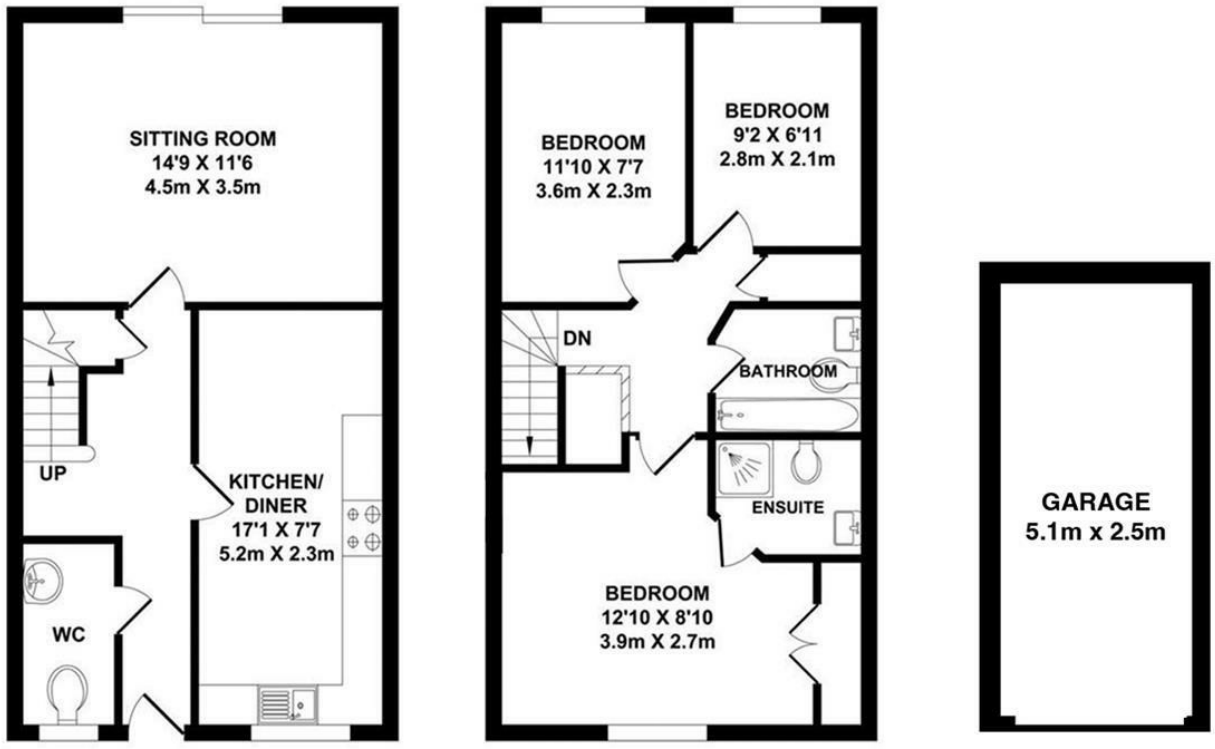


GROUND FLOOR
APPROX. FLOOR AREA
426 SQ. FT.
(39.60 SQ. M)

FIRST FLOOR
APPROX. FLOOR AREA
426 SQ. FT.
(39.60 SQ. M)

GARAGE
APPROX. FLOOR AREA
137 SQ.FT
(12.75 SQ.M)

TOTAL APPROX. FLOOR AREA 989 SQ.FT. (91.95 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 misstatement. 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



Sandow Place

Kings Hill ME19 4NZ

Guide Price £425,000

Tenure: Freehold

Council tax band: D

KHP
www.khp.me

This well presented three-bedroom home is ideal for first-time buyers looking to take their first step onto the property ladder, or growing families seeking a home in a desirable location. Situated within walking distance of Discovery School, Sportpark, woodland walks and the wide range of amenities that Kings Hill has to offer, this property combines comfortable living with convenience.

Located on Sandow Place, the ground floor comprises a modern kitchen/diner, a bright and welcoming living area with doors opening directly onto the low-maintenance rear garden, a convenient downstairs WC and useful storage cupboards.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while a modern family bathroom and an airing cupboard complete the first floor.

Externally, the property boasts a good-sized rear garden featuring artificial grass, providing an ideal space for relaxing and entertaining with minimal upkeep. Rear access leads onto Elan Close, where you will find a single garage located in a nearby block, with a dedicated parking space in front. Additional on-road parking is also available.

- Terraced House
- 3 Bedrooms
- En Suite
- Kitchen/Diner
- Low maintenance garden
- Close To Sports Park
- Within The Discovery School Catchment
- Garage & Driveway
- Rear access
- Modern decor













ADDITIONAL INFORMATION

Council Tax Band - D
UPVC Double Glazing
Kings Hill Management Charge - £462 PA
Local Estate Charge -Approximately £124 PA
EPC-C
Year built- approx 2011
Built by- Persimmon Homes.





LOCAL INFORMATION FOR KINGS HILL

Kings Hill is a modern, 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. This American-style of "concept living" has proven very popular and it engenders a strong sense of community among the local residents. 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 and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, three highly coveted primary schools and a youth club. The range of sports and leisure facilities are excellent. It includes shops, cafes, restaurants, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, nature park 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 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.

