

GROUND FLOOR
APPROX. FLOOR AREA
742 SQ.FT.
(68.89 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
712 SQ.FT.
(66.11 SQ.M.)

SECOND FLOOR
APPROX. FLOOR AREA
497 SQ.FT.
(46.21 SQ.M.)

OUTBUILDING
APPROX. FLOOR AREA
355 SQ.FT.
(33.02 SQ.M.)

TOTAL APPROX. FLOOR AREA 2306 SQ.FT. (214.23 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

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Woodford Grove

Kings Hill ME19 4BX

Guide Price £800,000

Tenure: Freehold

Council tax band: G

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GUIDE PRICE £800,000 - £825,000

This impressive four-bedroom detached home occupies a corner position on Woodford Grove. Ideally located just a short walk from the main square, the property offers easy access to a wide range of local amenities, including supermarkets, restaurants, a chemist, doctors' surgeries, and a variety of other shops and service

Set over three floors, this spacious home is ideal for anyone looking to take the next step up in size.

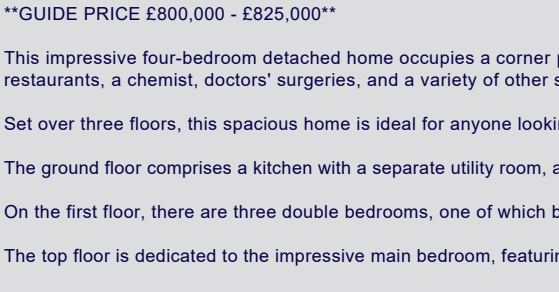
The ground floor comprises a kitchen with a separate utility room, a well-proportioned dining room, a generous living room, and a welcoming, spacious hallway.

On the first floor, there are three double bedrooms, one of which benefits from an ensuite and fitted wardrobes. This floor also offers a large landing and a family bathroom.

The top floor is dedicated to the impressive main bedroom, featuring ample space, a private ensuite, and a walk-in wardrobe.

Externally, there is a good size garden to the rear, and a DETACHED DOUBLE GARAGE, and a driveway in front allowing parking for a couple of cars, as well easily available on road parking.

- 4 Bedrooms
- Detached
- Double garage and Driveway
- Set over three floors
- Close to Schools and Shops
- Ensuite
- Family bathroom
- Downstairs toilet
- Council tax band -G













ADDITIONAL INFORMATION

Freehold
Kings Hill Management Charge for 2026 - £462pa.
Council Tax Band - G
Built by Crest Nicholson
EPC Rating - C
Built in - approx 2003

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.

