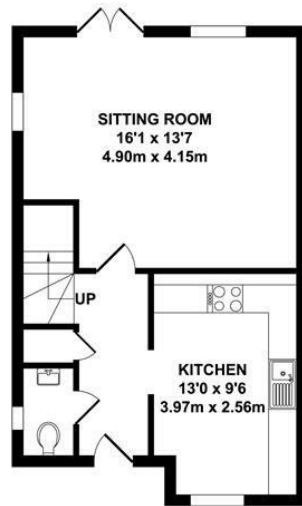
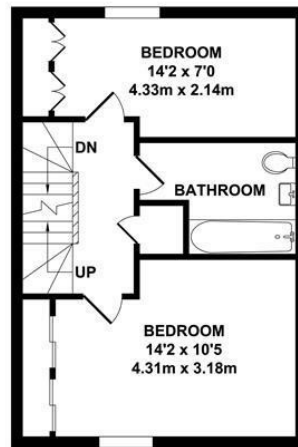


OUTSIDE OFFICE
APPROX. FLOOR AREA
67 SQ.FT.
(6.20 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
413 SQ.FT.
(38.36 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
397 SQ.FT.
(36.84 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
330 SQ.FT.
(30.68 SQ.M.)

TOTAL APPROX. FLOOR AREA 1206 SQ.FT. (112.08 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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01732 522 822
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Edington Way
West Malling ME19 4SW
Offers Over £525,000

Tenure: Freehold

Council tax band: D



IIMMACULATELY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME

Ideally located within walking distance of the new Linear Park, Kings Hill's excellent amenities and local schools, this stunning three-bedroom semi-detached home is a must-view.

Set over three floors, the property offers a modern kitchen/diner with integrated appliances, downstairs WC and a stylish living room featuring a media wall and electric fireplace.

The first floor provides two generous bedrooms, both with bespoke fitted wardrobes, alongside a modern family bathroom. The top floor is dedicated to the impressive principal bedroom, complete with two walk-in wardrobes and a private en-suite.

Outside, the beautifully maintained rear garden features decking and lawn, while the fantastic detached garden room is currently used as a cinema room and benefits from electricity and internet — perfect as a home office, gym or entertainment space.

A private driveway provides ample off-road parking.

A superb turn-key home in a highly sought-after Kings Hill location. Early viewing is highly recommended.

- Turn key finish
- Ample parking
- Stylish decor
- Bespoke fitted wardrobes
- Media wall and electric fireplace
- Walk in wardrobes
- High specification
- Outdoor cinema room with versatile usage
- Ensuite
- Downstairs toilet

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(12 plus) A	
(81-91) B		(11-91) B	
(69-80) C		(10-80) C	
(55-68) D		(9-68) D	
(39-54) E		(8-54) E	
(21-38) F		(7-38) F	
(1-20) G		(6-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



ADDITIONAL INFORMATION
Freehold
Kings Hill Management Charge for 2026 - £462pa.
Built by Latimer Homes in 2022
Council Tax Band - D
EPC Rating - B

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.

