

Freehold £385,000

Edington Way, Kings Hill, West Malling, Kent ME19 4SW



- Two Storey, Two Bedroom, Semi Detached House
- Smart, Modern Kitchen
- Bathroom, Shower Room and Downstairs W.C.
- Front and Rear Gardens
- Approx. 882 Sqft Gross Internal Area
- Reception Room with Patio Doors
- Very Good Energy Efficiency Rating
- Allocated Parking Bay

GENERAL DESCRIPTION

This smartly-presented, semi-detached property has an attractive kitchen with large, south/south-west-facing window providing plenty of natural light. There is a ground-floor cloakroom/WC and a large storage/utility cupboard accessible from the hallway. The spacious reception room features patio doors that open onto the neatly-kept rear garden which can also be reached via a side gate. Upstairs, on the first floor of the house, is a main bedroom with fitted wardrobe and en-suite shower room plus a generously-sized second double bedroom and a stylish bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The property also has a small front garden and comes with an allocated parking space. Kings Hill is a 'new' village approximately six miles to the west of Maidstone. Work began in 1989 to turn an area that had previously been both royal hunting ground and RAF airfield into a desirable place to live. There are a pair of supermarkets plus a Little Waitrose, a selection of other amenities close by and a choice of three primary schools, all Ofsted-rated either 'Good' or 'Outstanding'.

Tenure: Freehold.

Estate Charge: £36.76 per month (subject to annual review).

Council Tax: Band D, Tonbridge & Malling Borough Council.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen

12' 0" x 6' 11" (3.66m x 2.11m)

W.C.

Reception Room

14' 5" max. x 13' 3" max. (4.39m x 4.04m)

FIRST FLOOR

Bedroom 1

14' 10" max. x 10' 11" max. (4.52m x 3.33m)

En-Suite Shower Room

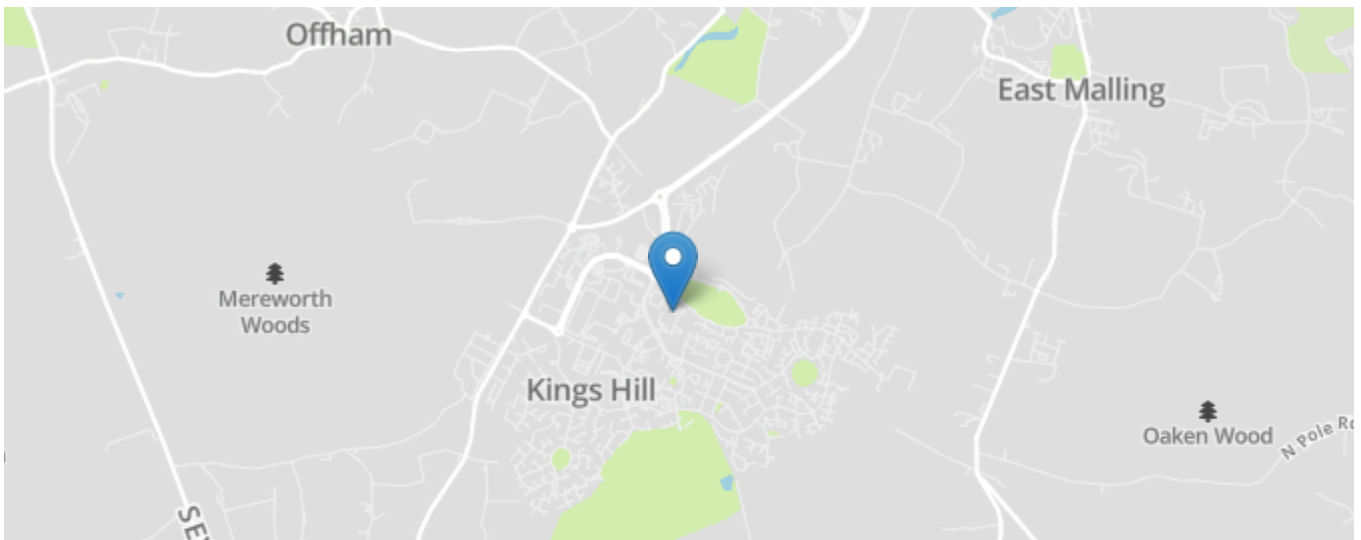
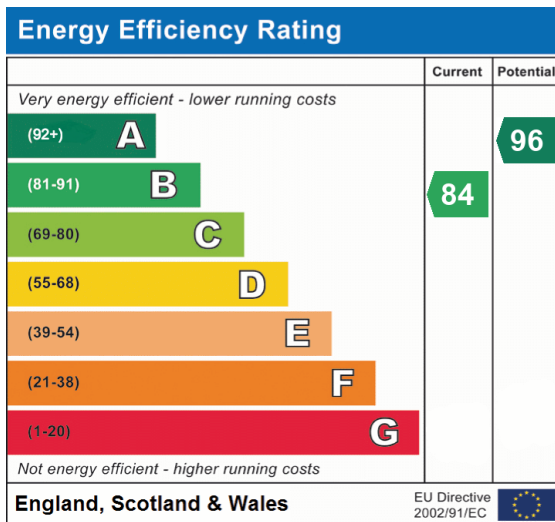
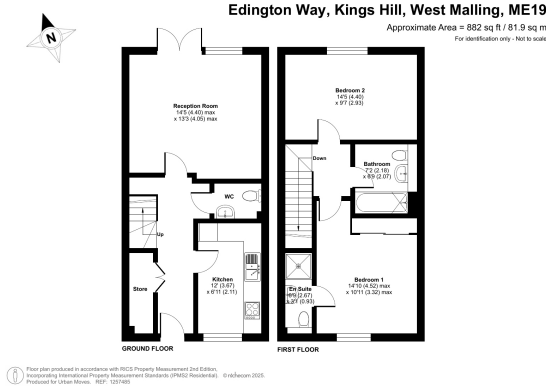
8' 9" x 3' 1" (2.67m x 0.94m)

Bedroom 2

14' 5" x 9' 7" (4.39m x 2.92m)

Bathroom

7' 2" x 6' 9" (2.18m x 2.06m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.