

Ferris&Co



Monthly Rental Of £1,900 pcm
Holding deposit equivalent to 1 week's rent on application



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Kings Hill, ME19 4JD

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

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. 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 toddler's group, a pre-school nursery, three highly coveted primary schools and a youth club. The range of sports and leisure facilities are excellent. 18hole PGA championship of gold course, David Lloyd health club, sports park, community centre, nature park and much more. Liberty square is in walking distance and is in the hub of the village which offers an Asda and Waitrose supermarkets, eateries and further amenities (such as hairdressers, pharmacy, doctors, dentist and much more)can be found.

ON THE GROUND FLOOR

ENTRANCE HALL

KITCHEN 8' 1" x 10' 5" (2.46m x 3.17m)
Tiled flooring. Wooden kitchen worktops. High Gloss white cupboard and drawer units (below worktops and overhead). Stainless steel sink. Induction hob. Oven. Dishwasher. Fridge/Freezer. Window to front.

CLOAKROOM 3' 3" x 5' 2" (0.99m x 1.57m)
Wood effect laminate flooring. Low level W.C. Hand wash basin with glossed white under-cupboard. Half tiled walls.

LOUNGE 12' 0" x 14' 11" (3.65m x 4.54m)

Plush carpets. Understairs cupboard. Double casement doors to enclosed garden, with rear access to parking space.

FIRST FLOOR LANDING

BEDROOM 3 12' 1" x 12' 7" (3.68m x 3.83m)
Plush carpets. Window overlooking rear garden. Blinds fitted.

BEDROOM 4 12' 1" x 8' 9" (3.68m x 2.66m)
Plush carpets. Window to front. Blinds fitted.

BATHROOM 4' 6" x 7' 4" (1.37m x 2.23m)
Grey aqua board with matching flooring. Double shower. Low level W.C. Hand wash basin with glossed white under cupboard.

ON THE SECOND FLOOR

BEDROOM 1 9' 11" x 12' 1" (3.02m x 3.68m)
Plush carpets. Window overlooking rear garden. Inbuilt wardrobes. EN-SUITE: Grey wood effect laminate flooring. Low level W.C. Double shower. Hand wash basin with glossed white under-cupboard.

BEDROOM 2 12' 1" x 9' 4" (3.68m x 2.84m)
Plush carpets. Window to front.

OUTSIDE
Compact area of rear garden fully enclosed with close boarded fencing, paved patio area adjacent to the house, southern aspect. Gate to - allocated parking space approached by rear vehicular access.



DIRECTIONS

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

