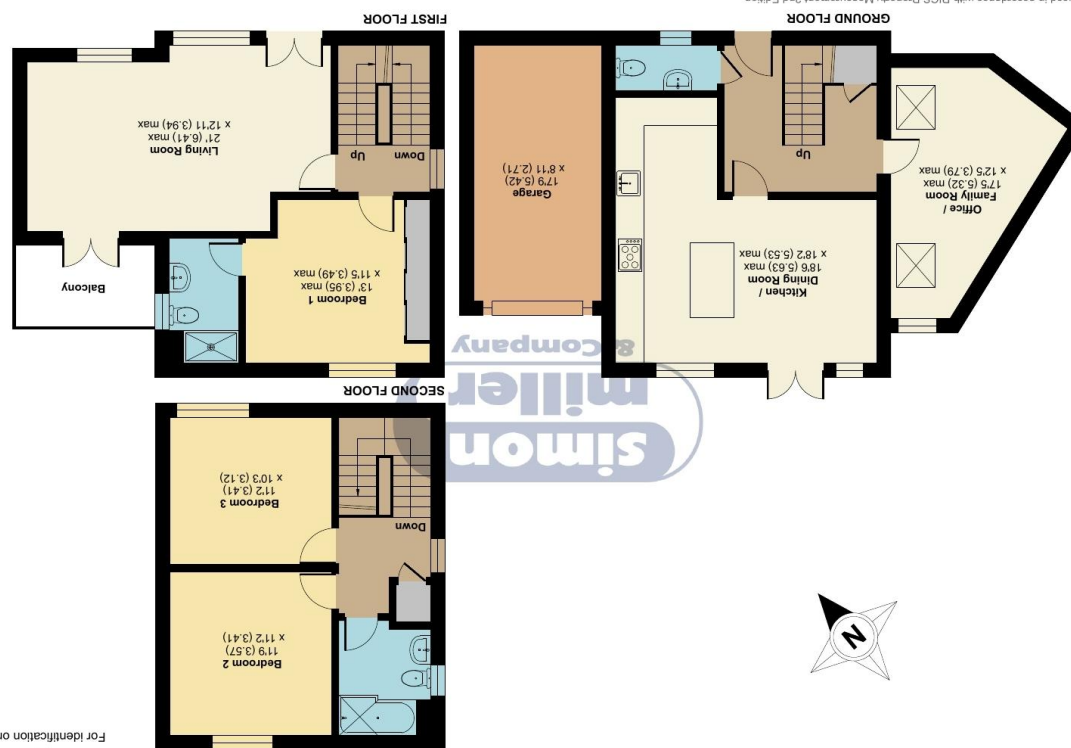


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2026. Produced for Simon Miller & Company. REF: 1418282



Ames Way, Kings Hill, West Malling, ME19
 Approximate Area = 1485 sq ft / 137.9 sq m
 Garage = 158 sq ft / 14.6 sq m
 Total = 1643 sq ft / 152.5 sq m
 For identification only - Not to scale

29 Ames Way, Kings Hill, Kent, ME19 4HT

GUIDE PRICE: £475,000-£500,000
EPC RATING: C





Offered for sale is this immaculately presented and thoughtfully extended family home, ideally positioned within the highly sought-after Phase 2 development of Kings Hill. Enjoying a prime location just a short stroll from local amenities and Kings Hill Primary School, this exceptional property presents an opportunity not to be missed. The accommodation offers versatile and well-proportioned living throughout. The ground floor comprises a spacious entrance hall, a replaced 'Harvey Jones' modern kitchen with Quartz work tops, a separate family room/playroom, and a convenient cloakroom. To the first floor, you will find a generous living room with doors opening onto a private balcony, along with the impressive principal bedroom featuring built-in wardrobes and a contemporary en suite shower room. The second floor provides two further double bedrooms, one of which benefits from a 'Jack and Jill' en suite/family bathroom, making it ideal for growing families or guests. Externally, the property enjoys a low-maintenance rear garden, a single garage, and an additional allocated parking space.

Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

Freehold
EPC: C
Council Tax: F
Service Charge: £1,141.02 p/a
Full Fibre Broadband Available Now



- AN EXTENDED THREE BEDROOM SEMI DETACHED HOME
- A PRIME KINGS HILL LOCATION
- A REPLACED 'HARVEY JONES' KITCHEN

- ADDITIONAL STUDY/SITTING ROOM TO SIDE
- GARAGE AND PARKING SPACE TO REAR
- LOW MAINTENANCE REAR GARDEN

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

TH2988120226

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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