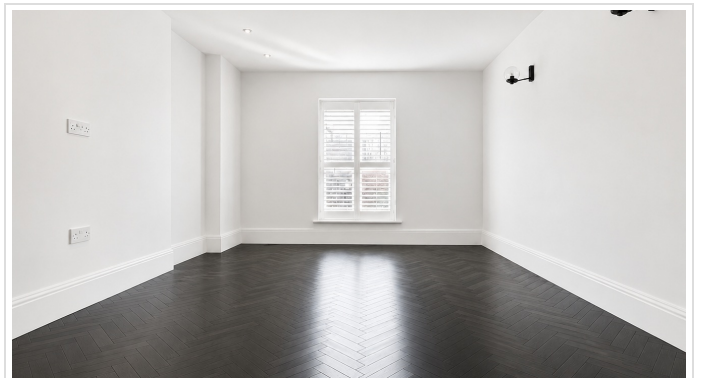
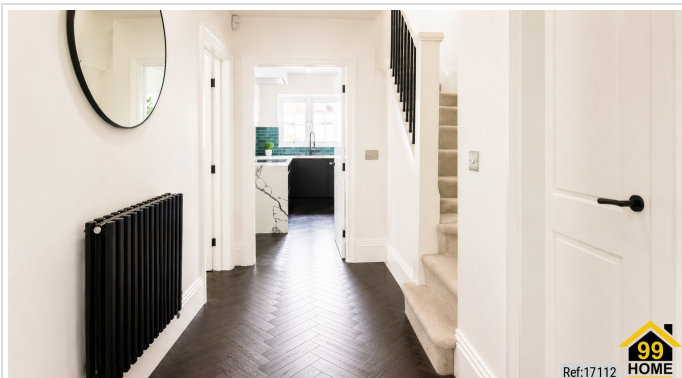


## 4 Bed Detached In Pioneer Avenue Kings Hill, West Malling, ME19 4SP

£2,700 Monthly





## SHORT DESCRIPTION

Property Ref: 17112 Stunning Modern 4-Bedroom House to Let This stunning modern four-bedroom family home is located in a quiet residential area and offers spacious, contemporary living throughout. The property features a large master bedroom with a modern en-suite bathroom, a stylish family bathroom upstairs, and a convenient downstairs WC. There are three generous double bedrooms, with the fourth room ideal as a walk-in wardrobe, dressing room, nursery, or home office. The property also benefits from a modern fitted kitchen, a garage, a private driveway, and a good-sized enclosed rear garden, making it perfect for families or professionals. Ideally situated close to excellent local primary schools, cafés, and supermarkets, the property is also just a 15-minute walk from the nearest train station, providing excellent transport links. This is a fantastic opportunity to rent a beautiful home in a sought-after location. Property Type: Detached Full selling price: £2700.00 Pricing Options: Fixed price Tenure: Freehold Council tax band: D EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Outside Space: Rear Garden Parking: Residents Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Vacant.

4

Bed Room(s)

2

Bath Room(s)

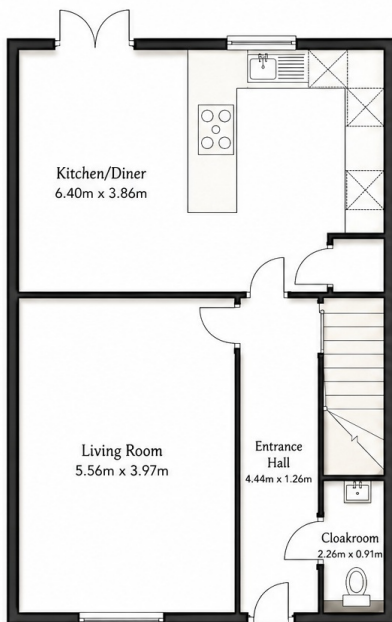
1

Living Room(s)

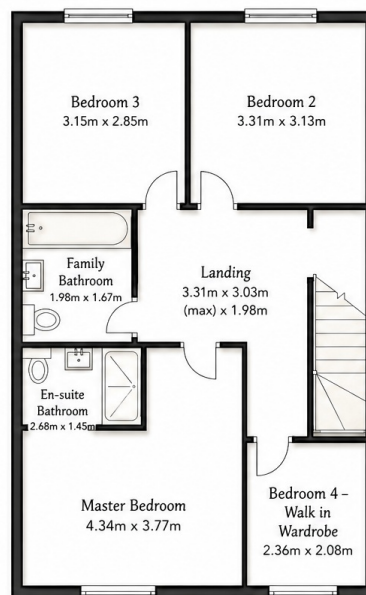
## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

GROUND FLOOR



FIRST FLOOR



ACCOMMODATION

Entrance Hall	4.44m x 1.26m
Cloakroom	2.26m x 0.91m
Living Room	5.56m x 3.97m
Kitchen/Diner	6.40m x 3.86m
Landing	3.31m x 3.03m (max) x 1.98m
Bedroom 2	3.31m x 3.13m
Bedroom 3	3.15m x 2.85m
Family Bathroom	1.98m x 1.67m
Master Bedroom	4.34m x 3.77m
En-suite Bathroom	2.68m x 1.45m
Bedroom 4 - Walk in Wardrobe	2.36m x 2.08m

# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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