



BRAMBLE CLOSE
TONBRIDGE - £725,000



22 Bramble Close

Hildenborough, Tonbridge, Kent, TN11 9HQ

**Entrance Hall - Lounge - Kitchen/ Dining Room - Study - Utility/ WC -
Four Bedrooms - Family Bathroom - Walk-In Wardrobe - En-Suite -
Cabin - Store Room - Driveway - Front and Rear Gardens**

This is an immaculately presented family home, having been lovingly extended and refurbished throughout by the current owners with a recent completion of an en-suite shower room and full internal repainting prior to commencing marketing this home truly is ready to move into.

Situated in a cul-de-sac position in the highly desirable Hildenborough area, being close to Stocks Green Primary School and providing quick access to the main line station as well as the A21 for fast links to London.

The property is approached over a brick built driveway with ample parking for several cars to a covered porchway providing access into the spacious entrance hall which provides access to the large living room with a feature fireplace and being open to the kitchen/ dining room at the back of the house.

This stunning room has a skylight flooding the room with light as well as bi-fold doors which extend all the way across the back of the building, extending the living space into the garden. There is a beautifully fitted kitchen with a central island unit which has a NEFF hob with integrated extractor unit as well as dual ovens and is finished in a contrasting colour to the other kitchen cupboards. There is a boiling water tap, cupboard lighting and it is finished with a stunning quartz work surface. Underfloor heating is throughout this room, and it adds to the flawless finish of this room. From here step into the rear lobby where there is a range of pantry cupboards as well as an integrated fridge/freezer and storage for all those essential household items. This could also make a handy home office/ study if required.

A doakroom/ utility room completes the ground floor accommodation.

On the first there are two double rooms, a third single bedroom and the family bathroom which is fitted with a bath as well as a separate shower cubicle which has a waterfall shower head, in addition to the WC and basin and beautifully finished with splashback tiling.

The third floor has the main bedroom suite complete with a walk-in wardrobe which is fitted out with hanging rails and space for chests of drawers in addition to the newly completed ensuite shower room which has been finished to the same high standard as the rest of the house. From up here you also take in a stunning view of the garden and the tree line beyond.

Outside the garden is as immaculate as the house, being mainly laid to lawn with bark filled borders containing mature shrubs and plants and an Indian stone patio providing a fantastic entertaining area.



At the bottom of the garden is the detached cabin which could have any number of uses being fitted with power, light, heating and air conditioning - it is currently a playroom/ gym, but you could even run a business from here! In addition, there is access to the converted garage which is now used for storage.

This truly is a superbly presented home and we have no hesitation in recommending a viewing to appreciate this stunning property.

ENTRANCE HALL:

Side aspect double glazed window, composite front door with glazed inset panels, radiator, Karndean floor, stairs to first floor with under stairs cupboard.

LOUNGE:

Front aspect double glazed window, radiator, feature fireplace, ceiling space open to kitchen/diner.

KITCHEN/DINER:

Fitted with contrasting floor units in grey and dark blue with quartz work surface and riser, fitted oven, integrated dish washer 1½ sink unit with boiling water tap, central island unit with Neff hob with integrated extractor, dual ovens, Karndean floor with underfloor heating, ceiling spotlights, skylight bi-fold doors across the back of the house onto the garden.

CLOAKROOM/UTILITY ROOM:

Front aspect double glazed window, wc, mounted basin with mixer, space and plumbing for washing machine, tumble dryer with work surface over, wall mounted combi boiler, tiled floor, radiator.

REAR LOBBY:

Vaulted ceiling with Velux, range of cupboards with integrated fridge freezer, range of pantry cupboards, Karndean floor.

FIRST FLOOR LANDING:

Side aspect double glazed window, landing with stairs to second floor, ceiling spotlights.

BEDROOM:

Front aspect double glazed window, radiator, ceiling spotlights.

BEDROOM:

Rear aspect double glazed window, radiator, ceiling spotlights.

BEDROOM:

Front aspect double glazed window, radiator, ceiling spotlights.

BATHROOM:

Side and rear aspect frosted double glazed window, bath with mixer tap and handheld attachment, separate shower cubicle with waterfall shower head, handheld attachment, tiled walls, wc, basin with tiled splashbacks and cupboard under, ceiling spotlights, tiled floor, heated towel rail.



TOP FLOOR BEDROOM:

Rear aspect double glazed window, radiator, ceiling spotlights, walk in wardrobe with hanging space, en-suite.

EN-SUITE:

Side aspect frosted double glazed window, double walk in shower with the rmomatic controls, fixed waterfall showerhead and handheld attachment, tiled walls, basin with mixer tap, fitted into cupboard under, wc, heated towel rail, Kamdean floor, extractor, ceiling spotlights.

OUTSIDE FRONT:

Covered porch, side access, off road parking for two/ three vehicles.

OUTSIDE REAR:

Laid to lawn with flowerbeds and borders, mature shrubs and trees, indian stone patio, door to garage.

CABIN:

Detached cabin with double doors, heating and air conditioning unit, power and light, Karndean floor, CAT 6 Cabling.

GARAGE:

Light and power.

TENURE:

Freehold.

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01732 351135

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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