



GREENVIEW CRESCENT  
TONBRIDGE - £650,000





# 21 Greenview Crescent

Hildenborough, Tonbridge, Kent, TN11 9DR

**Entrance Hall – Lounge/Dining Room – Kitchen – Utility  
Room – Three Bedrooms – Bathroom – Front and Rear  
Gardens - Garage – Driveway**

Situated in a prime residential location in Hildenborough close to Stocks Green Primary School and the main line station offering fast and frequent services to London and the South Coast in addition to direct access to the A21 is this detached 1940's bungalow.

The property has been well maintained by the current owners over the last 30 years and has been the subject of extension and modernisation over that time. The property offers a large sitting/ dining room which has a lovely aspect over the garden, a modern kitchen which has a breakfast bar and space for a large Range cooker in addition to ample cupboard space. There is also a useful utility room.

All three bedrooms are double rooms with two of them having a range of built in wardrobes, and there is a modern family bathroom.

The gardens have been well tended with level lawn, flower beds and borders with mature shrubs, trees and rose bushes as well as a separate vegetable garden with raised beds and a greenhouse - perfect for keen gardeners! There is also a garage and brick block driveway providing parking. We highly recommend a viewing to appreciate this lovely home.

Double glazed door with half moon inserts leading to:

## **ENTRANCE HALL:**

Radiator, wood effect floor, loft hatch, doors to all rooms.





**BEDROOM:**

Front aspect double glazed window, radiator, built in wardrobes.

**BEDROOM:**

Front aspect double glazed window, radiator, range of built in wardrobes.

**BATHROOM:**

Side aspect frosted double glazed window, bath with hot and cold taps, thermostatic shower over bath with handheld attachment and glass screen, W.C, pedestal hand wash basin, tiled splashbacks and floor, heated towel rail, radiator.

**BEDROOM:**

Side aspect frosted double glazed window, radiator.

**KITCHEN:**

Two side aspect double glazed windows, range of wall and floor cupboards and drawers with contrasting work surface and breakfast bar, 1 1/2 sink unit with mixer tap and drainer, space for Range cooker, stainless steel extractor hood and stainless steel splashback, integrated dishwasher, space for fridge freezer, tiled splashbacks and floor, radiator, open to:

**UTILITY ROOM:**

Side aspect double glazed door, rear aspect double glazed window, wall and floor cupboards and drawers with work surface over, tiled splashbacks, 1 1/2 sink with mixer tap and drainer, extractor, space to plumb washing machine and fridge freezer.

**LOUNGE/DINING ROOM:**

Double glazed sliding doors to garden, ceiling spotlights, radiator, open to dining room with radiator.

**GARAGE:**

Up and over door.



### OUTSIDE FRONT:

Off road parking on brick built driveway, lawn, flower beds and borders with mature shrubs and rose bushes.

### OUTSIDE REAR:

Large patio area, flowers beds and borders with mature shrubs, trees and plants, lawn area, vegetable garden with beds, greenhouse, shed, outside tap.

### TENURE:

Freehold.

### COUNCIL TAX BAND:

D

### VIEWING:

By appointment with Wood & Pilcher 01892 511311

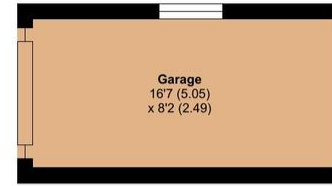
## Greenview Crescent, Hildenborough, Tonbridge, TN11

Approximate Area = 1082 sq ft / 100.5 sq m

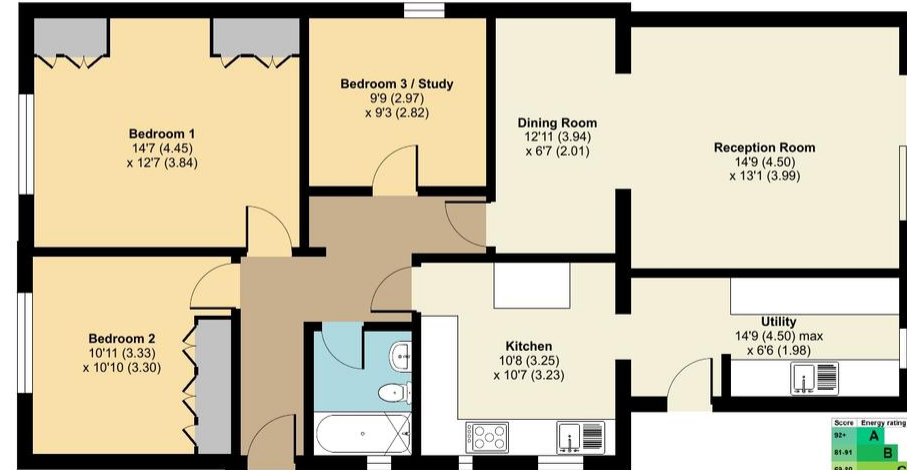
Garage = 135 sq ft / 12.5 sq m

Total = 1217 sq ft / 113 sq m

For identification only - Not to scale



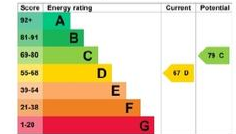
GARAGE



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Wood & Pilcher. REF: 1023177



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



124 London Road, Tunbridge Wells,  
Kent, TN4 0PL  
**Tel: 01892 511311**

Email: [southborough@woodandpilcher.co.uk](mailto:southborough@woodandpilcher.co.uk)

BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)

