



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 4 Bedrooms
- Deposit: £4,038
- Available Now
- Council Tax Band: TBC
- Energy Efficiency Rating: B
- Off Road Parking and EV Charging

Brookmead, HILDENBOROUGH

£3,500 pcm



Brookmead, Hildenborough, Tonbridge, TN11 9DJ

Situated in the popular village of Hildenborough, this brand new Four Bedroom semi detached home benefits from driveway parking with EV Charger, Central Courtyard and separate Garden Room. The property is designed and finished to a high specification throughout, with family living in mind.

ACCOMMODATION:

Ground Floor: Spacious and light entrance hall leading to Cloakroom, Utility Room and Study and opening directly into the impressive Kitchen/Dining Room which is fully fitted with Leicht Kitchen units, Neff & Bora appliances and features a central Kitchen Island with breakfast bar. Steps down from the Dining area lead to the large Living Room which overlooks the low maintenance rear Garden. The ground floor has underfloor heating and is fitted with luxury wood effect vinyl throughout.

First Floor: To to the first floor the house offers 2 Large Double Bedrooms each with en suite shower room and fitted wardrobes, Family Bathroom and 2 good size Single Bedrooms. The stairs, landing and Bedrooms all being carpeted and the Bathroom suites finished to an exacting standard with wall hung vanity basins, illuminated heated mirror bathroom cabinet and heated towel rails.

Outside: Off road parking is available to the front of the house on the paved Herringbone driveway, with EV car charger in situ. To the rear there is a low maintenance rear garden with generous patio area, ideal for entertaining, and a superb Garden Room at the foot of the garden fitted with luxury vinyl wood effect flooring, Sockets, LED lighting & an attached ply lined shed.



SITUATION:

This popular village offers a local shop/post office, chemist, hairdresser, café, medical centre, village hall, church, pub and library. The weekly farmers' market is a popular meeting place for the local community, and the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street with commuter bus service to the station. Well regarded schools include Stocks Green and Hildenborough primary schools, grammar schools including Judd and The Skinners School, together with Sackville in the village. The A21 by-pass links to the M25 motorway network to London, the south coast, major airports, the Channel Tunnel and Bluewater shopping centre while the nearby town Tonbridge offers comprehensive shopping and recreational facilities and a Main Line Station. Leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.

VIEWING

Strictly by prior appointment with Wood & Pilcher Letting & Management **01892 528888**

IMPORTANT AGENTS NOTE

The agents have not tested electrical/gas appliances, heating and water systems and therefore recommend any prospective tenants satisfy themselves as to the working order of such equipment or utilities. We endeavour to ensure these particulars are accurate; however, they do not constitute a contract and are for guidance only. Prospective tenants should satisfy themselves in respect of any furnishings provided.

TERMS & CONDITIONS FOR TENANCY (SUBJECT TO CONTRACT)

AND INFORMATION FOR PROSPECTIVE TENANTS.

ALL FEES ARE INCLUSIVE OF VAT AT 20%

1. **Holding Deposit** (per Tenancy):

One week's rent.

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

2. **COSTS PAYABLE BEFORE THE COMMENCEMENT OF A TENANCY:-**

One month's rent

Security deposit: **Five weeks' rent** (per Tenancy. Rent under £50,000 per year)

or

Six weeks' rent (per Tenancy. Rent of £50,000 or over per year)

This covers damages or defaults on the part of the tenant during the tenancy.

Please note commencement costs must be paid in cleared funds, i.e. Debit Card, Cash, Bankers Draft or Building Society Cheque.

3. Please be advised that your Bank may charge for providing a reference, which should be settled direct.

4. All rents are exclusive of council tax, electricity, gas, oil, telephone, water and sewage charges - unless otherwise agreed.

5. A draft copy of the Tenancy Agreement is available in our office for perusal between the hours of 09:00 – 16:30 Monday – Saturday.

6. Stamp Duty Land Tax may be payable on the Tenants copy of the Tenancy Agreement.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

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Crowborough 01892 665666
Southborough 01892 511311
Tunbridge Wells 01892 511211
Letting & Management 01892 528888
Associate London Office 02070 791568

