



JAMES MILLARD
INDEPENDENT ESTATE AGENTS



6 Wilson Close Hildenborough, Kent TN11 9DH

- *Entrance Hall * Extended open plan Sitting Room/Dining Room
- *Smart Kitchen/Breakfast Room with oak worktops
- *Three Bedrooms *Spacious Refurbished Bathroom *Double Glazed Windows
- *Gas Central Heating *Front Garden with block paved Driveway
- *Integral Garage *Rear Garden

Description

Offered CHAIN FREE, this three bedroom semi-detached house is situated in a desirable non estate location close to Stocks Green Primary School and just half a mile from the centre of the village. The property offers light and airy accommodation and is presented in good decorative order including an attractive cream gloss kitchen/breakfast room and spacious contemporary style bathroom.

POINTS OF NOTE:-

- Porch canopy with outside lighting.
- Entrance hall with double radiator, staircase to first floor, built in storage cupboard, engineered oak flooring, recessed ceiling lighting and central heating thermostat.
- The sitting room/dining room is a bright and spacious double aspect room with double glazed bay window to front and double glazed door with matching full height side window overlooking rear garden, engineered oak flooring, fireplace recess, double and single radiators, wall light points, wall mounted television point, recessed ceiling lighting.
- There is a smart kitchen/breakfast room fitted with a range of cream gloss wall mounted and base units of cupboards and drawers with solid oak worktops and tiled splashbacks. One and a half bowl single drainer stainless steel sink unit, eye level Bosch double oven, Bosch four ring gas hob with matching stainless steel extractor hood, AEG integrated dishwasher, recess for American style fridge/freezer, fitted breakfast bar, engineered oak flooring, double radiator, recessed ceiling lighting, double glazed window overlooking rear garden and further double glazed Velux window.
- On the first floor the landing has access to roof space.
- Bedroom one has a double glazed window to front, radiator and built in wardrobe cupboard.
- Bedroom two has a double glazed window to rear, radiator and built in storage cupboard.
- Bedroom three: with double glazed window to front, radiator and built in wardrobe cupboard.



- The contemporary bathroom comprises a tile panelled bath with mixer tap plus shower attachment, separate tiled shower enclosure with Aqualisa power shower, built in airing cupboard containing Vaillant gas fired boiler, light wood vanity unit with wash hand basin, close coupled w.c, heated towel rail, ceramic tiled flooring, recessed ceiling lighting, extractor fan and two opaque double glazed windows.
- The front garden has a with block paved driveway and area of lawn with shrubs. Side gate to rear garden.
- The integral garage has an up and over door to front, light and power, sink unit, space and plumbing for washing machine and tumble dryer, electric meters, personal door to side access.
- The rear garden faces south east and extends to approximately 35 feet in length with area of decking with inset lighting, lawn with close boarded fencing, shrubs, timber bike store, Summerhouse style shed, outside lighting. Integral storage cupboard with gas meter.
- Services: all main services.
- EPC: D

Hildenborough

This attractive village offers local shops, amenities and a weekly farmers' market including the popular Stocks Green and Hildenborough Primary schools, together with a mainline station to London (Charing Cross/Cannon Street line). The A21 by pass linking to the M25 motorway network and subsequently to London, the south coast and major airports is approximately two miles distant, whilst Sevenoaks and Tonbridge offering a comprehensive range of shopping, educational and recreational facilities are approximately five miles and two miles distant respectively.

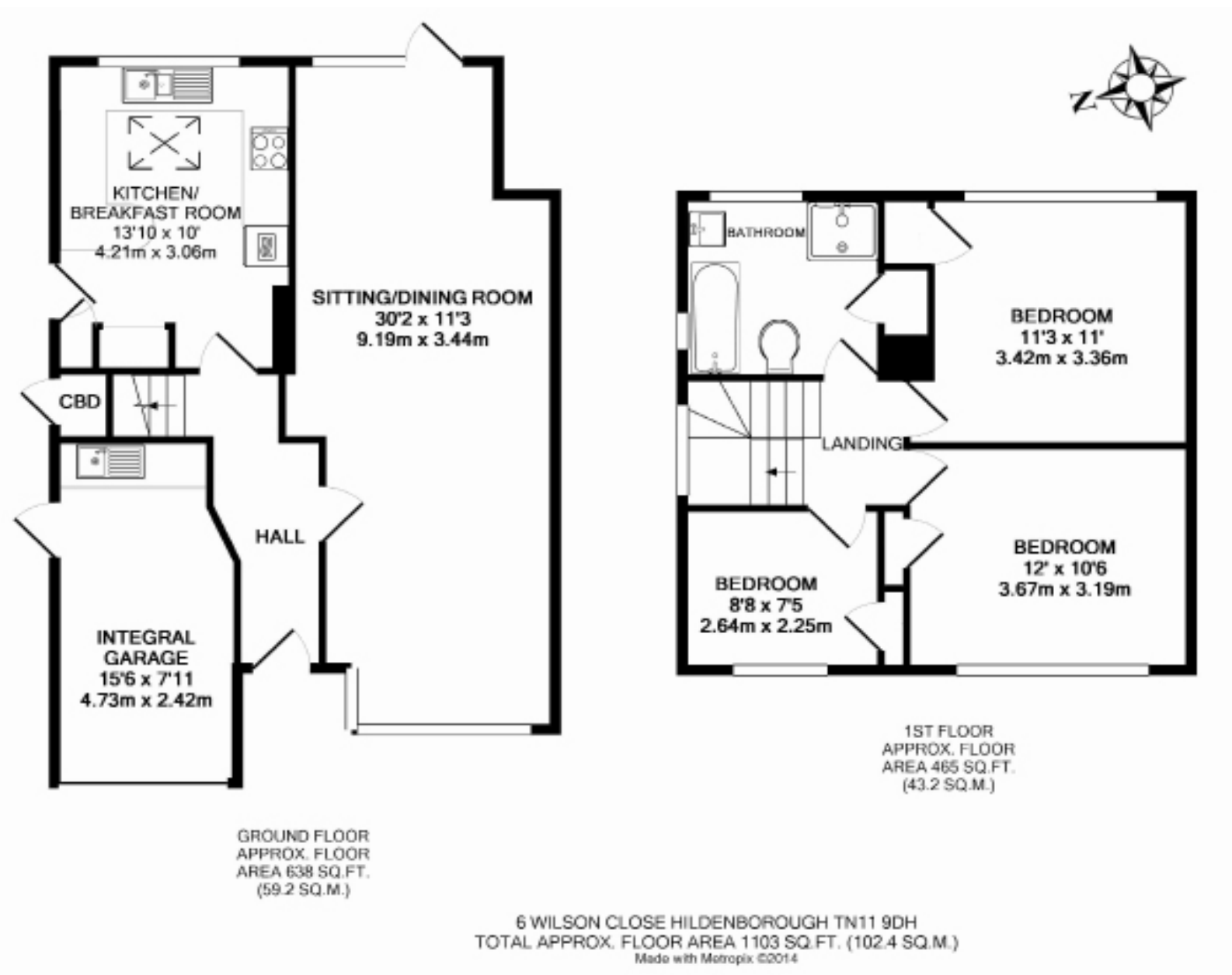
Directions

From our office on the B245 proceed towards Tonbridge for just under half a mile and turn right into Leigh Road. Turn first left into Fellowes Way and left again into Wilson Close, whereby number 6 will be found on the right.

Viewing

Strictly by appointment via James Millard Independent Estate Agents
Riding Corner, 178 Tonbridge Road, Hildenborough, Kent TN11 9HP
Tel: (01732) 834835
E-mail: hildenborough@jamesmillard.co.uk
Web Site: www.jamesmillard.co.uk





James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

JAMES MILLARD
INDEPENDENT ESTATE AGENTS