



**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





## 47 Mount Pleasant Hildenborough, Kent TN11 9JJ Guide Price: £380,000

- \*Individual Detached Bungalow in the Heart of the Village
- \*Spacious Sitting Room/Dining Room
- \*Kitchen \*Conservatory \*Two Bedrooms
- \*Shower Room \*Gas Central Heating
- \*Small well stocked Rear Garden
- \*Garage with Parking Space to front
- \*No Onward Chain

### Description

A spacious detached bungalow situated in a small select close within easy reach of local shops and amenities in the centre of the village. The property now requires general updating and improvement and offers a good sized living space with conservatory extension. The rear garden is small but well stocked and the property benefits from a garage with driveway parking.



### POINTS OF NOTE:-

- Entrance porch with quarry tiled step and multi-paned front door to entrance hall with access to roof space, built in airing cupboard containing pre-lagged hot water cylinder and laminate flooring.
- A spacious sitting room/dining room with double aspect, stone display fireplace and sliding patio doors opening through to the conservatory.
- The glazed conservatory has fitted blinds to windows, tiled flooring, power sockets, space and plumbing for washing machine and glazed door to garden.
- The kitchen is fitted with a range of wall mounted and base units of cupboards and drawers with tiled splashback, space and plumbing for appliances, single drainer stainless steel sink unit, central heating programmer and double glazed door opening onto conservatory.
- The main double bedroom has an aspect to the front and two built in wardrobes. There is a second smaller double bedroom to the rear.
- The shower room comprises a walk in shower area suitable for the elderly with electric shower unit and grab handles, pedestal basin, opaque double glazed windows and wall mounted gas boiler.
- To the front and side of the property there are rose and hydrangea borders, dwarf brick wall to front, and side access to rear via side gate.



- The garage has an up and over door and parking space for one car to front.
- The rear garden is mainly laid to lawn with well stocked shrub borders, patio area, outside water tap, garden shed and greenhouse.
- Services: All main services
- EPC:D

#### Hildenborough

This popular village offers local shops and amenities including medical centre, village halls, church, public house, library and post office. The weekly farmers' market is a popular meeting place for the local community, whilst 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 in Tonbridge, Sevenoaks and Tunbridge Wells including Judd and The Skinners School, together with Sackville and Fosse Bank 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 nearby towns of Sevenoaks and Tonbridge offer comprehensive shopping and recreational facilities. Leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.

#### Directions

From our office on the corner of the B245 Tonbridge Road and Riding Lane continue along Riding Lane and take the second turning on the right into Mount Pleasant. Bear right into a small close and the property will be found on the left hand side and can be identified by our board.

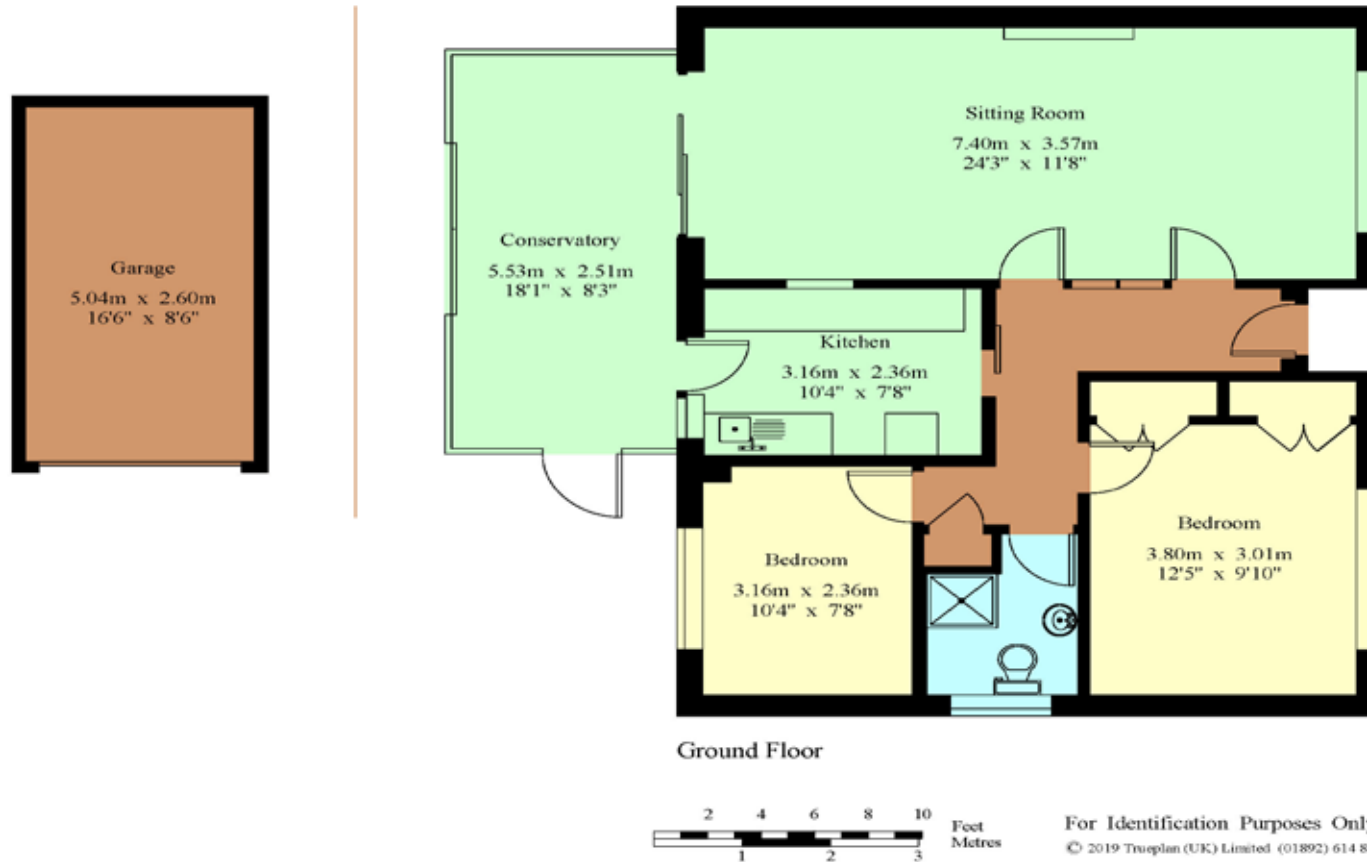
#### Viewing

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](mailto:hildenborough@jamesmillard.co.uk)  
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## 47 Mount Pleasant

House - Gross Internal Area : 85.0 sq.m (914 sq.ft.)  
Garage - Gross Internal Area : 13.1 sq.m (141 sq.ft.)



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