



Ibbett Mosely

62 Brookmead, Hildenborough, Kent, TN11 9DP
£495,000



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A WELL APPOINTED DETACHED BRICK BUILT CHALET BUNGALOW IN A POPULAR AREA CLOSE TO ALL THE VILLAGE AMENITIES INCLUDING STOCKS GREEN PRIMARY SCHOOL

AN INTERNAL INSPECTION IS ADVISED TO FULLY APPRECIATE THE VERY ADAPTABLE ACCOMMODATION OFFERING FURTHER POTENTIAL AS WELL AS THE DELIGHTFUL REAR OUTLOOK

- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- TWO FURTHER BEDROOMS
- LARGE BATHROOM
- SITTING ROOM
- DINING ROOM/BEDROOM
- STUDY
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- GARAGE
- DELIGHTFUL PRIVATE SOUTHWEST FACING REAR GARDEN

NO CHAIN - A WELL APPOINTED DETACHED CHALET BUNGALOW which was originally built as a bungalow in the 1950's being altered and extended for the present owner on purchase about twenty years ago. Features of the work include a first floor master suite comprising a good sized bedroom and shower room, and on the ground floor a utility room, study and garage apart from the existing adaptable accommodation making it ideal for a family or retired couple. There is sealed unit double glazing throughout as well as a gas fired central heating system with a combi boiler and radiators in every room. It is considered that the property offers some further potential to update and/or extend subject to planning.

HILDENBOROUGH

Occupying a convenient location in this popular residential area of houses and bungalows enjoying a delightful rear aspect to the adjoining gardens of properties in Leybank from which it is screened by a variety of trees. The village centre offering local shops and amenities including a medical centre,

library, post office and village halls (one providing a weekly Farmers Market) is under a mile. The main line station is also within easy and provides a regular service to London and the South Coast. The area abounds with a fine selection of private and state schools - most notably Stocks Green Primary which is about a third of a mile and Hildenborough Primary in Riding Lane as well as Sackville and Fosse Bank Preparatory Schools in the village. Tonbridge providing good shopping including Waitrose , various eateries and coffee shops and leisure pursuits together with further educational facilities is about two miles. The A21 by pass links to the M25 and can be accessed at Morleys Roundabout.

SIDE ARCHED ENTRANCE PORCH

'L SHAPED' ENTRANCE HALLWAY
With radiator.

SITTING ROOM

With attractive brick fireplace having a quarry tiled

hearth and mantelshelf over with inset gas coal/flame effect fire, radiator. Wide sealed unit double doors to patio and garden.

KITCHEN/BREAKFAST ROOM

With matching range of units comprising one and half bowl single drainer sink inset to work surface having cupboards and drawers under. Adjoining top to side with four ring gas hob inset with electric oven and grill under and drawers to either side and display shelving. Range of wall cupboards and display shelving together with concealed extractor hood canopy over hob. Floor cupboard and drawer base unit, double wall cupboard over, further cupboard, drawer and storage unit and two double wall cupboards. Radiator, wood laminate floor, part tiled walls.

UTILITY ROOM

With work top having a double cupboard under and plumbing for washing machine, wood laminate floor. Part glazed doors to patio and driveway

BEDROOM

With radiator, oriel bay window.

BEDROOM

With radiator, oriel bay window. This room is currently used as a Dining Room.

LARGE BATHROOM

With panelled bath having an Aqualisa shower unit over, wash basin in vanity unit with cupboards under, low level WC suite. Radiator, part tiled walls, fully to bath surround.

STUDY

With radiator. Staircase to

FIRST FLOOR MASTER SUITE

BEDROOM with radiator, range of eaves fitted wardrobe cupboards, bed headboard and adjoining bedside shelving to either side. Velux windows. SHOWER ROOM with tiled shower cubicle, pedestal wash basin, low level WC suite. Radiator, Velux window. Walk in BOXROOM housing the Vaillant combi wall mounted gas fired boiler and access to eaves storage area.

OUTSIDE

Brick paved driveway with parking for several cars and access to GARAGE having a canopy to front, up and over door and side door. Lawned FRONT GARDEN enclosed by a low brick wall. The SOUTH AND WEST FACING ENCLOSED REAR GARDEN adjoins neighbouring gardens and has an extensive lawn surrounded on three sides by well stocked borders and forms a fine setting for the property.





Bungalow Approx. Gross Internal Area 1297 sq. ft / 120.5 sq. m
 Approx. Gross Internal Area (Incl. Garage) 1451 sq. ft / 134.8 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

Tonbridge 01732 351323

EPC Rating- D

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