



JAMES MILLARD
INDEPENDENT ESTATE AGENTS



32 Riding Park Hildenborough, Kent TN11 9JB Offers In Excess Of: £350,000

- *Completely Refurbished and Extended
- *Three Bedrooms
- *Sitting/Dining Room Extension
- *Kitchen
- *Reception Hall
- *Cloakroom
- *Family Bathroom with Shower
- *Wooden Internal Panel Doors with Chrome Furniture
- *Chrome Sockets & Switches
- *Double Glazed Windows
- *Pretty Front Garden
- *Long L-Shaped Rear Garden
- *No Onward Chain

Description

An imaginatively extended and completely refurbished three bedroom family home situated within a popular development opposite the recreation ground and within walking distance of local shops, school and amenities. This spacious family home offers a new build feel throughout including new fitted kitchen, family bathroom and cloakroom with a generous L-shaped rear garden.

POINTS OF NOTE:-

- Coloured composite front door with glazed panels to entrance hall, door to cloakroom comprising concealed cistern w.c, basin and ceramic tiled floor. Step down to bright reception hall, stairs rising to first floor with picture window to side, laminate wood effect flooring, inset LED lights and thermostat.
- Bright dual aspect sitting room with central cast iron fireplace with painted wooden surround and slate hearth, window to the front and double glazed sliding doors to dining extension with windows overlooking the garden, door to terrace, laminate wood effect flooring and inset LED lights.
- Light grey kitchen with wood block worktops, inset sink with chrome mixer tap, inset electric oven and hob with stainless steel extractor over and brick tiled splashback, space for fridge. Further fitted area with cupboard housing Worcester gas fired boiler, wood block worktop, cupboard and space and plumbing for washing machine, window and door to rear, laminate wood effect flooring and inset LED lights.
- First floor landing with access to loft via hatch, window overlooking the front and inset LED lights.
- Family bathroom comprising concealed cistern w.c, square basin inset into vanity unit with wooden top, bath with square drench shower head, mixer taps, brick tiled splashback and glazed screen. Ladder chrome heated towel rail, laminate wood effect flooring inset LED lighting and opaque window.
- Two double bedrooms both have aspect to rear overlooking the garden, one having two built in wardrobes, further single bedroom with aspect to front.



- Pretty front garden with low retaining wall and picket fence, pathway to front door with areas of lawn and trees, external light.
- Long L-shaped rear garden with terrace and steps up to the lawn, shrub and flower borders, fenced boundaries and mature trees to rear boundary, shed and wooden gate to rear giving access. Awning and exterior light.
- Services: All main services. Gas central heating.
- EPC: C

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.



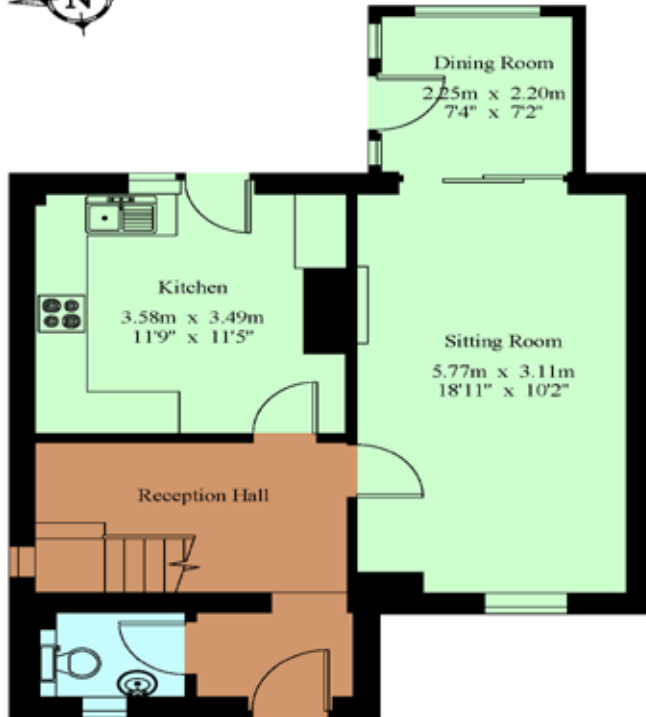
Directions

From our office on the corner of Riding Lane and the B245, continue along Riding Lane taking the third turning on the right into Riding Park opposite the recreation ground. Continue round to the right and the property will be found on the right hand side identified by our for sale 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
 Web Site: www.jamesmillard.co.uk

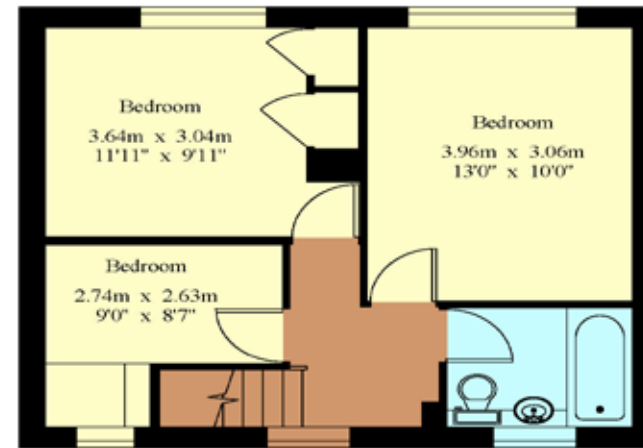




Ground Floor

32 Riding Park

Gross Internal Area : 90.4 sq.m (973 sq.ft.)



First Floor



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