



JAMES MILLARD
INDEPENDENT ESTATE AGENTS



Wilson Close Hildenborough, Kent TN11 9DH Guide Price: £415,000

- *Attractive Semi-Detached House in popular Cul-De-Sac
- *Close to Stocks Green Primary School
- *Corner Plot Location with mature Gardens
- *Scope for Extension subject to Planning Consent
- *Sitting/Dining Room *Kitchen *Utility Room Extension
- *Three Bedrooms *Shower Room
- *Mainly multi-paned double glazed windows
- *Separate W.C *Attached Garage and Off Road Parking
- *No Onward Chain

Description

An attractive semi-detached house situated in a favoured non estate location within walking distance of Stocks Green Primary School and approximately half a mile from the centre of this popular village. Whilst generally well maintained, the property does require some updating and also offers scope for extension subject to planning consent. The gardens are a particular feature being mature and well stocked with a south easterly aspect. There is also off road parking and a useful attached garage.



POINTS OF NOTE:-

- Tiled porch canopy with outside lantern and solid front door leading to entrance hall with staircase to first floor.
- The sitting room/dining room enjoys an aspect to the front and rear with multi-paned door to garden and doors through to hallway and kitchen. There is also a tiled open fireplace and hearth.
- The kitchen is fitted with a range of wooden base and wall units including diamond leaded light glazed cabinets. Inset double bowl single drainer sink unit, space for fridge and freezer, space for cooker (gas supply not connected), tiled flooring, built in larder cupboard and further built in cupboard under stairs. Attractive outlook over rear garden.
- Adjoining utility room extension with a fitted worktop having space and plumbing for washing machine, dishwasher and tumble dryer (white goods available if required). Attractive outlook over rear garden, double glazed door to side access and door to integral garage.
- On the first floor the landing has an airing cupboard with lagged hot water cylinder and access to roof space.
- The two double bedrooms on the first floor both have built in double wardrobes and a further shelved cupboard in the rear bedroom. There is also a single bedroom to the front.
- A recently refurbished shower room comprises a corner shower cubicle with drench head shower and further shower attachment, vanity unit with counter top basin with drawers below, heated towel rail, opaque double glazed window and tiled flooring.

- The adjoining separate w.c comprises a close coupled w.c, opaque window and tiled flooring.
- The integral garage has double wooden doors to front, light and power, butler sink with cold water tap, gas and electric meters and Worcester gas boiler plus programmer.
- To the front there is a block paved driveway with off road parking, area of lawn, shrub borders and conifer hedging providing screening. Side access via gate to rear garden.
- The rear garden is a most attractive feature being mature and well stocked with a variety of shrubs, bushes and flower borders including rhododendrons, azaleas and geraniums, paved pathways and terraces interspersed throughout the garden. Wooden arch, small shed and outside water tap.
- Services: All mains services. Gas central heating.
- 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

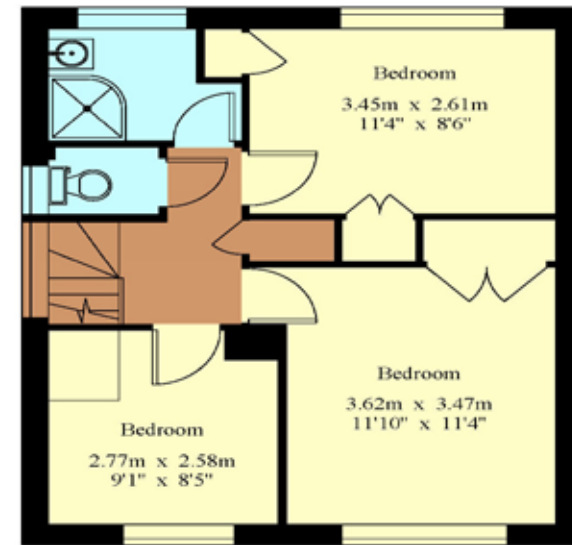
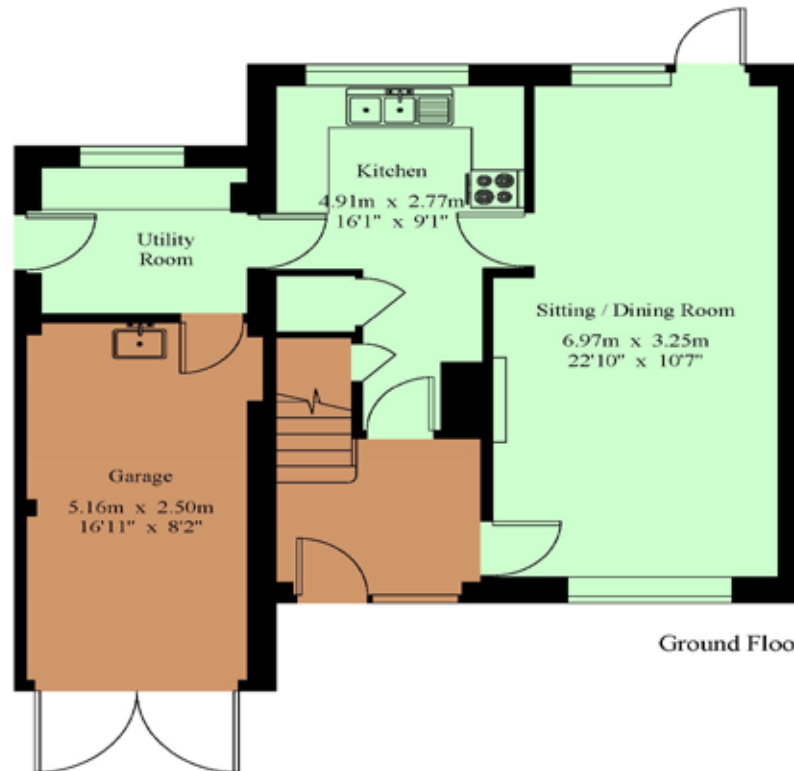
From our office on the B245 proceed towards Tonbridge for just under half a mile and turn right into Leigh Road. Turn first left into Fellowes Way and left again into Wilson Close, whereby the property will be found on the right hand side and identified by our for sale board.

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



Gross Internal Area : 100.9 sq.m (1086 sq.ft.)



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