





Park Avenue

Hildenborough, Kent, TN11 9DE

- Entrance hall • Sitting Room with bay window
 - Two Double Bedrooms
- Kitchen • Spacious Shower Room
- Good sized Front Garden with long driveway
 - Detached Garage
- Mature Rear Garden extending to approximately 100 feet
 - Gas Central Heating
- Double Glazed Windows and front door with remainder of guarantee
- Cavity wall insulation with remainder of 25 year guarantee

Description

Occupying a good sized plot, this bay fronted semi-detached, older style bungalow has been well maintained by the current owner and offers great scope for extending if required. The property is situated in a quiet favoured cul de sac off Hill View Road and is set well back from the road enjoying a mature 100 foot rear garden, long driveway and detached garage. There is a pathway off Park Avenue leading easily to the Tonbridge Road with bus stops and BP Garage with a Simply M & S store.

POINTS OF NOTE

- Entrance hall with double glazed front door, built in linen cupboard and access to roof space housing hot water cylinder.
- The bay fronted sitting room has a fireplace with wooden surround and gas coal effect fire on a marble hearth and Baxi gas fired back boiler for central heating and domestic hot water. Central heating programmer.
- The double aspect kitchen is fitted with a range of wood finish worktops with base units of cupboards and drawers and matching wall cabinets. Space for fridge, freezer and washing machine, single drainer stainless steel sink unit with tiled splashback, freestanding gas double oven and hob with extractor hood over. Part glazed door to garden.
- The main double bedroom has an aspect to the rear.
- A versatile second double bedroom or dining room/reception, also with aspect to front.
- The shower room (converted from bathroom) comprises a corner tiled shower cubicle with shower unit, vanity unit with basin and cupboard under, close coupled WC, double glazed opaque window and tiled flooring.

- To the front of the property there is a good sized area of lawn with rose bushes and long driveway leading to the garage.
- Detached garage with up and over door to front, double glazed window and door to garden.
- The rear garden enjoys a southerly aspect and extends to approximately 100' being mainly laid to lawn with shrubs and fruit trees, and mature hedging. Garden shed. Side access via wooden gate to front.
- All main 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. Well regarded schools include Stocks Green and Hildenborough primary schools, grammar schools in Tonbridge and Tunbridge Wells including Judd and Skinners, 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.

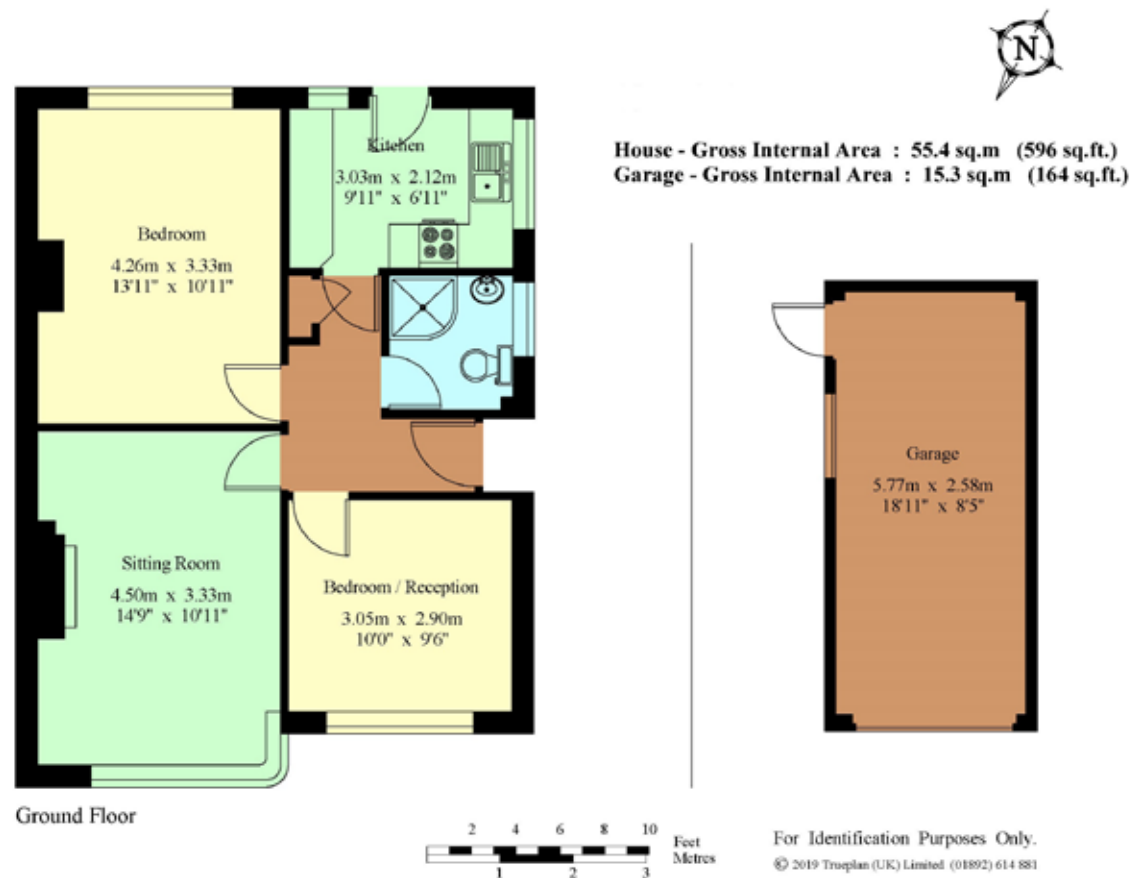
Directions

From our office on the B245 continue south towards Tonbridge for approximately one mile continuing past the BP garage on the right hand side. Take the next left hand turning into Hilden Avenue, bear left at the top into Hill View Road and then left again into Park Avenue, whereupon the property will be found on the left hand side.

Viewing

Strictly by appointment via James Millard Independent Estate Agents
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