



JAMES MILLARD
INDEPENDENT ESTATE AGENTS



29 Tonbridge Road Hildenborough, Kent TN11 9BH Guide: £385,000 Freehold

- *Attractive Bay Fronted Victorian Semi-Detached House
- *Three Bedrooms *Sitting Room *Dining Room
- *Extended Modern fitted Kitchen/Breakfast Room
- *Downstairs Cloakroom *First Floor Bathroom
- *Off Road Parking for two cars
- *100' Rear Garden *No Onward Chain

Description

An attractive bay fronted Victorian semi-detached house enjoying a good sized south facing rear garden and occupying a convenient location on the southern side of Hildenborough approximately one mile from the centre of the village and a similar distance from Tonbridge town centre. The property has the benefit of a ground floor extension to provide a good sized fitted kitchen/breakfast room with excellent storage space and there is also a ground floor cloakroom and useful long rear lobby. The property also has the advantage of two off road parking spaces.

POINTS OF NOTE:-

- Open entrance porch with double glazed front door leading to the entrance hall with staircase to first floor.
- Sitting room with open fireplace recess with wooden mantle, fitted shelving, multi-paned double glazed bay window to front and wide square arch to:-
- Double aspect dining room with glazed door to rear lobby and understairs storage recess.
- Light and bright double aspect kitchen/breakfast room fitted with a range of shaker style wall cabinets and base units of cupboards and drawers with wood effect worktops, inset 1½ bowl single drainer stainless steel sink unit, further circular stainless steel sink unit, inset four ring gas hob with double oven below, fitted breakfast bar at the far end with views over the garden, space and plumbing for dishwasher (to remain if required), tall fridge/freezer and separate freezer (also to remain if required), space and plumbing for washing machine and tumble dryer, built in wine fridge and wine rack, exposed brick chimney breast and laminate wood flooring.
- Cloakroom comprising close coupled w.c, wash hand basin and tiled flooring.
- Rear lobby with double glazed windows and door to garden, tiled floor and electric light.
- First floor landing with built in shelved linen cupboard and access via ladder to roof space housing gas Combination boiler.
- Double Bedroom to front with double glazed multi-paned window, range of wall to wall wardrobes. A second double aspect double room with double glazed windows to rear and a built in wardrobe, plus a further single third bedroom.



- Bathroom comprising panelled shower bath with glazed screen and shower unit with drench head and further adjustable shower attachment, heated towel rail, vanity unit with semi-recessed basin and cupboard below, concealed cistern w.c, part tiled walls and opaque double glazed window.
- To the front there is a block paved driveway with off road parking for two cars and side gate giving access to rear garden with rights of access also for adjoining neighbour.
- The rear garden extends to approximately 100ft with paved terrace leading to long lawn with mature beech hedging to side boundaries giving privacy and seclusion, also a feature magnolia tree. Outside water tap and power point. Garden shed to the rear of the plot.
- All mains services. Gas central heating. Double glazed windows.
- EPC: E

Hildenborough

This popular village offers local shops and amenities including medical centre, village hall, 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 whilst the nearby town of Tonbridge (approximately one mile distant) offers comprehensive shopping, recreational facilities and Main Line Station. Nearby 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 Tonbridge Road, proceed in a southerly direction towards Tonbridge and the property can be found past the BP garage on the right hand side.

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





James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

JAMES MILLARD
INDEPENDENT ESTATE AGENTS