



JAMES MILLARD
INDEPENDENT ESTATE AGENTS



Hill View Road Hildenborough, Kent TN11 9DD Guide Price: £475,000 Freehold

- *Semi-detached family Home in Favoured Location
- *Scope to Extend & Update *Three Bedrooms *Shower Room *Cloakroom
- *Sitting Room *Kitchen *Dining Room *Covered & Glazed Car Port
- *Detached Garage *Double Glazed Windows *Front Garden & Driveway
- *Far Reaching Views to Front
- *Delightful Mature Rear Garden extending to over 150'

Description

This older style semi-detached three bedroom family home occupies a delightful semi-rural location adjoining countryside to the rear and is situated in a popular no through road within walking distance via a nearby footpath to the main road with bus stops, BP Garage and Simply M & S store. The property now requires general updating and offers much scope for extending subject to planning permission. The long mature rear garden is a particular feature with a gate to the rear giving access to a footpath which leads to various public footpaths and woodland walks.

POINTS OF NOTE:-

- Wooden and glazed front door leading to the hallway with stairs rising to the first floor, understairs cupboard with electric meter and fuse board, door to:-
- Sitting room offering delightful, far reaching views to the front, red brick fireplace with gas point, wall lights and picture rails.
- Kitchen fitted with a range of light wall cabinets and base units of cupboards and drawers, four ring inset gas hob with extractor over, laminate worktop incorporating 1½ bowl stainless steel sink with tiled splashback. Space and plumbing for washing machine and space for upright fridge/freezer, quarry tiled flooring and window overlooking the rear garden.
- Archway opening to the double aspect dining room overlooking the garden.
- Small lobby with door to car port to side. Deep built-in pantry. Door to cloakroom with close coupled w.c. Open through to the kitchen.
- On the first floor, the landing has access to the loft via hatch, airing cupboard housing Baxi gas combination boiler and window to side.
- Shower room comprising shower cubicle with wall mounted Aqualisa shower unit and tiled walls, vanity unit with wash basin and concealed cistern w.c, opaque window to front, heated towel rail and laminate flooring.
- Two double bedrooms one to the front with treble mirrored wardrobes and far reaching views, the second to the rear with built in single wardrobe and views over the garden, both with part sloping ceilings.
- The third bedroom also overlooks the rear garden with deep built in wardrobe.



- The front of the property is approached over a paved driveway with low retaining front wall and shrub border, steps lead to the front door with porch canopy and lantern. Double wooden gates giving wide side access through to car port.
- Enclosed part glazed car port suitable for small car only with paved floor and outside light and leading to the garage and garden.
- Detached garage now used for storage with wooden sliding door, windows, power and light.
- Long mature rear garden extending to over 150' in length and comprising mature trees, shrub and flower borders including conifers, holly, hebe, bamboo, grasses and laurels. Area of terrace with outside tap, low retaining walls and steps leading to the lawn.
- Services: All mains services. Gas central heating.
- EPC: D

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 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 Tonbridge Road, proceed in a southerly direction towards Tonbridge for approximately one mile, passing 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, whereupon the property will be found further on the right hand side and can be identified by our For Sale board.

Viewing

Strictly by appointment via James Millard Independent Estate Agents
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