



1A Woodfield Avenue, Hildenborough, Kent TN11 9ES
Guide Price: £450,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Attractive Detached Bungalow *Highly Favoured No Through Road
- *Two Double Bedrooms *Sitting/Dining Room *Kitchen *Bathroom
- *Attractively Landscaped Gardens *Integral Garage
- *Block Paved Driveway
- *Potential for Extension Subject to Planning Permission
- *No Onward Chain

Description

An opportunity to acquire this attractive detached two bedroom bungalow, situated in a highly favoured no through road, on the outskirts of this popular village. The property occupies a generous plot with potential for extension subject to planning permission and is being sold with the benefit of no onward chain.

Accommodation

- Front entrance porch with ceramic tiled flooring, door providing access to the garage with up and over door to front, power, light and housing gas and electric metres and fuse board.
- Wooden and obscured glazed front door with matching side panels leading into the entrance hallway having door to all rooms, fitted cupboard and access to loft space via hatch.
- Kitchen fitted with a comprehensive range of light wood wall mounted cabinets and base units of cupboards and drawers with laminate worktops and tiled splashbacks. Space for freestanding fridge freezer, wall mounted Ideal gas fired boiler, fitted pantry, space for gas oven, washing machine and tumble dryer. Lovely aspect to front over the gardens, door providing access to side and ceramic tiled flooring.
- Sitting/dining room, a dual aspect room with French doors opening out onto the rear terrace and window overlooking the rear garden, both having external awnings.
- Main bedroom with lovely aspect overlooking the rear garden, wall to wall fitted wardrobes with mirror sliding doors. Second bedroom with aspect to front and outlook over the front garden.
- Bathroom fitted with a white suite comprising panelled bath with shower over and mixer tap, pedestal sink and close coupled toilet, tiling to half height plus decorative border tile and obscured glazed window.
- Attractive front gardens predominately laid to lawn with shaped mature shrub/flower borders, block paved pathway leading to the front door and block paved driveway to the front and side of the garage.

- Attractive rear garden to side and rear of the property with feature circular seating area and paved pathways running through the gardens. Garden shed, fenced boundaries with shaped mature shrub/flower borders, access to front via wooden gate.
- Services & Points of Note: All main services. Gas central heating. Double glazed windows. Subsidence in 2010 caused by tree roots, tree removed, moderate superstructure repairs undertaken.
- Council Tax Band: E – Tonbridge & Malling Borough Council
- EPC: C

Hildenborough

This popular village offers local shops and post office and amenities including medical centre, village halls offering social activities and classes, church, public house, library and Ridings Café. The weekly farmers' market is a popular meeting place for the local community, whilst the mainline station offers fast services to London Charing Cross (via Waterloo East) and Cannon Street. Well regarded primary schools include Stocks Green and Hildenborough CofE. Grammar schools located in Tonbridge, Sevenoaks and Tunbridge Wells including Judd and The Skinners School. Private schools including Sackville in the village, Hilden Grange and Tonbridge School. State secondary schools in Tonbridge including Hayesbrook and Weald of Kent. The A21 bypass 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.



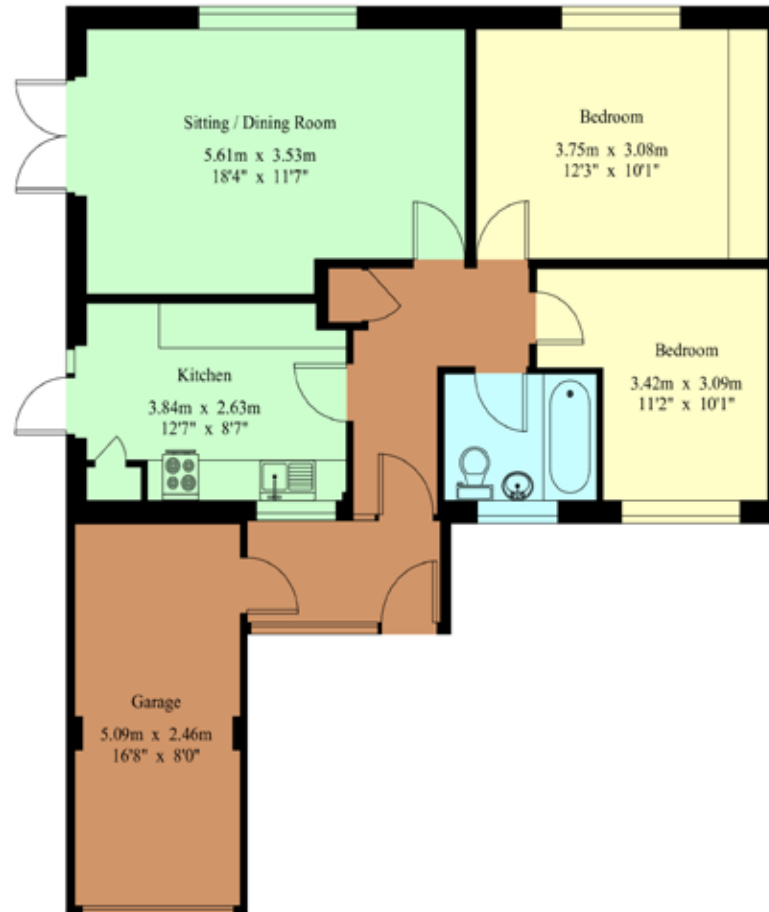
Viewing Strictly By Appointment

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1A Woodfield Avenue

Gross Internal Area : 81.9 sq.m (881 sq.ft.)
(Including Garage)



Ground Floor



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