



46 Greenview Crescent, Hildenborough, Kent TN11 9DT
Guide Price: £575,00 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Extended Detached Craftcast Bungalow
- *Quiet Residential Area
- *Close to Stocks Green Primary School
- *Three/Four Bedrooms
- *Potential for Development Subject to Planning Permission
- *0.95 Acre Plot
- *Sitting/Dining Room
- *Kitchen
- *Detached Tandem Garage
- *Private Driveway
- *Southeasterly Rear Garden & Paddock
- *Views Over Farmland
- *No Onward Chain

Description

Detached three/four bedroom extended Craftcast bungalow, situated in a quiet residential area, close to the popular Stocks Green Primary School and local amenities. This long term family home enjoys a generous 0.95 acre plot with ample off road parking, providing a unique opportunity for those seeking a family home with potential for development subject to planning being sold with the benefit of no onward chain.

Accommodation

- The property is approached from the side, with a front door opening into a welcoming, carpeted entrance hallway. This space is fitted with an electric storage heater and includes a useful storage cupboard housing the fuse board and electricity meters. From here, doors lead to the principal double bedroom, family bathroom, sitting/dining room, kitchen, and the hallway continues through to the side extension, creating a well-connected and practical layout throughout the home.
- The principal double bedroom is a comfortable and well proportioned space, featuring fitted carpet, an electric storage heater, and a pleasant aspect to the front, allowing for plenty of natural light.
- The family bathroom is fitted with a suite comprising a bath, wash hand basin, and toilet. A wall-mounted mirror unit provides additional storage, while vinyl flooring ensures easy maintenance.
- The spacious sitting room offers a warm and inviting atmosphere, centred around a tiled electric coal effect fireplace. This room flows seamlessly into the extended dining area, which benefits from an abundance of natural light and provides ample space for entertaining with double glazed patio doors opening to the rear garden.
- The kitchen enjoys views over the rear garden and is fitted with a range of wall mounted cabinets and base units, including cupboards, drawers, and worktop space. There is space for a range of appliances, including a dishwasher, washing machine, oven with hob, and a fridge freezer. A cupboard houses the electric immersion heater, and a door provides convenient side access to the rear garden.
- The hallway continues to two further single bedrooms, both having an aspect to front, fitted carpets, and electric storage heaters.
- The side extension adds versatile living space, including an area suitable for use as a study or home office, along with a separate carpeted room overlooking the rear garden which could be used as a fourth bedroom, playroom, snug, or workspace.
- The property also benefits from a detached tandem garage, equipped with up and over door, side access door, power, lighting, and double glazed windows. This space offers excellent potential for secure parking, workshop use, or additional storage.

- To the rear, there is a generously sized lawned garden, ideal for outdoor relaxation and family activities. The garden includes a useful storage shed and is bordered by mature hedging, which provides privacy and a natural division from the adjoining paddock.
- A walkway crossing a small stream leads to the rear paddock, which measures 170ft x 215ft approximately 0.83 acres. This unique outdoor space offers wonderful opportunities for recreation, enjoying far reaching views over surrounding farmland, or potential future development, subject to obtaining the necessary planning permissions.
- To the front, the property boasts a lawned garden complemented by established flowerbeds. A gated driveway provides ample parking for multiple vehicles and offers convenient side access through to the rear garden.
- Services & Points of Note: Electric central heating. Mains water and drainage. Double glazed windows.
- Council Tax Band: D - Tonbridge & Malling Borough Council
- EPC: F

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 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 Weald of Kent, Judd and The Skinners School. Private schools including Sackville in the village, Hilden Grange and Tonbridge School and Leigh Academy state secondary schools in Tonbridge. 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.



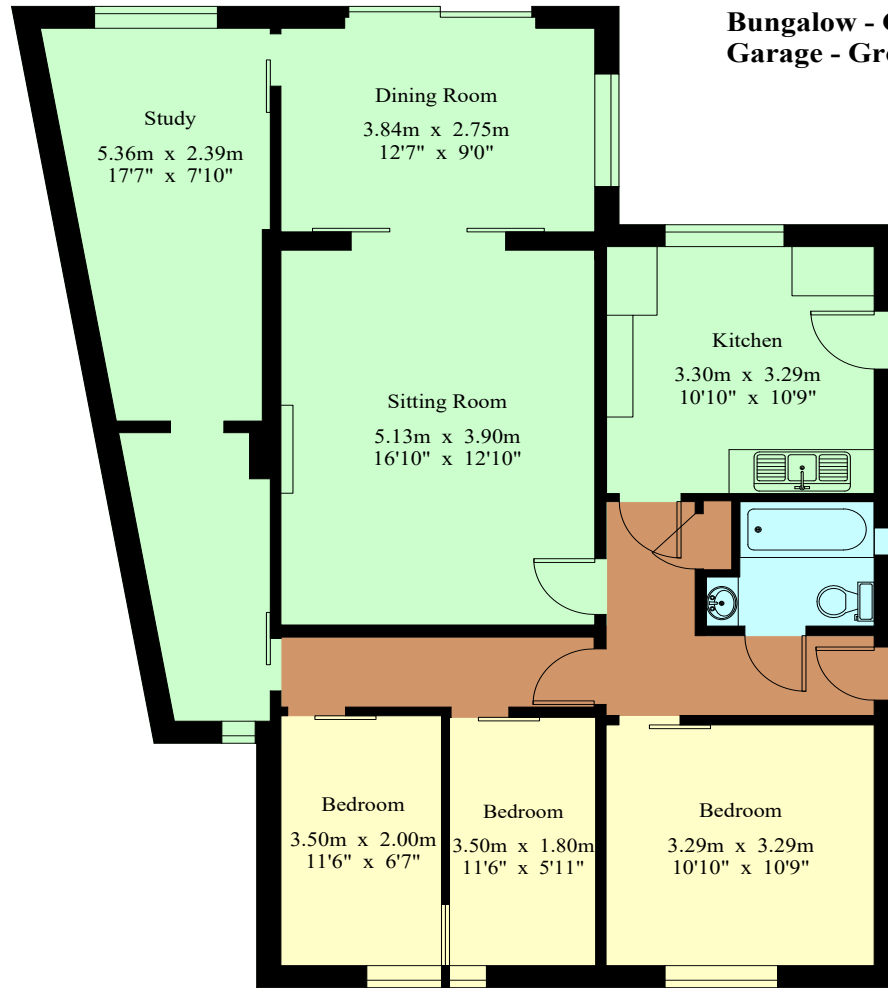
Viewing Strictly By Appointment

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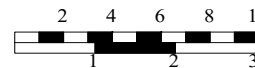
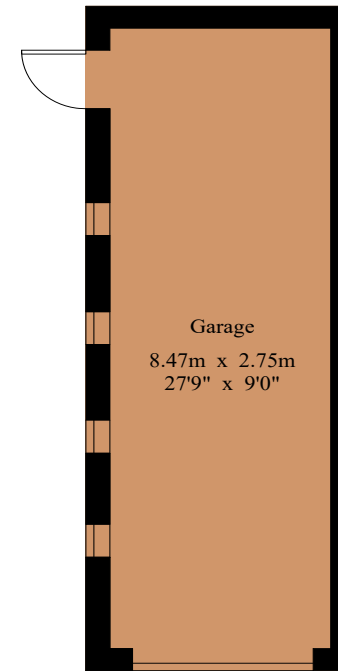
www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk

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Bungalow - Gross Internal Area : 104.6 sq.m (1125 sq.ft.)
Garage - Gross Internal Area : 23.2 sq.m (249 sq.ft.)



Ground Floor



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