



30 Brookmead, Hildenborough, Kent TN11 9DN  
Guide: £430,00 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





- \*Detached Craftcast Bungalow in Residential Area
- \*Close to Stocks Green Primary School
- \*Two Double Bedrooms
- \*Sitting Room \*Dining/Garden Room Extension
- \*Kitchen \*Family Bathroom
- \*Driveway & Covered Car Port \*Single Garage
- \*Attractive Rear Garden
- \*Requiring Updating \*No Onward Chain

#### Description

An opportunity to acquire this two bedroom extended Craftcast bungalow, situated on the popular Brookmead development, close to Stocks Green Primary School and local amenities. This long term family home now requires some updating throughout and benefits from a generous plot with ample parking, attractive rear garden and is being offered for sale with no onward chain.

#### Accommodation

- Approached to the side with front door leading to the enclosed entrance hallway having door leading to the rest of the hallway with access to loft space via hatch and further doors to all the principal rooms.
- Kitchen fitted with a range of wall mounted cabinets including glazed display cabinets and base units of cupboards and drawers with contrasting laminate worktops and tiled splashbacks. Corner cooker with hob and fitted extractor hood over, space for appliances including washing machine, tumble dryer and fridge freezer. Cupboard housing Worcester gas fired boiler, door leading to the rear garden and wood effect vinyl flooring.
- Bright sitting room with window to front and central feature brick fireplace and hearth fitted with a gas coal effect fire, windows and double doors opening through to the: -
- Dining/garden room extension, a dual aspect room with lovely outlook over the rear garden, dado rail, fireplace with wooden surround and tiled hearth and patio doors opening to the garden/terrace.
- Two double bedrooms, both enjoying an aspect to front, papered walls and fitted wardrobes offering ample storage space.
- Family bathroom fitted with a white suite comprising panelled bath, pedestal sink and close coupled toilet. Tiled walls, vinyl flooring and opaque window with aspect to side.
- The attractive level rear garden is mainly laid to lawn with paved terrace and steps leading up to the lawn and a pathway leads to the far rear. Fenced boundaries, two timber garden sheds and a greenhouse.





- The property enjoys a wide frontage with paved driveway offering ample parking for several vehicles, double wooden gates provide access to the covered car port and garage. Pretty front garden with picket fence, lawn and shrub/flower borders.
- Single detached garage having wooden doors to front, window, power and light.
- Services & Points of Note: All mains services. Gas fired central heating. Double glazed windows. Craftcast construction.
- Council Tax Band: D - Tonbridge & Malling Borough Council.
- EPC: E

#### Hildenborough

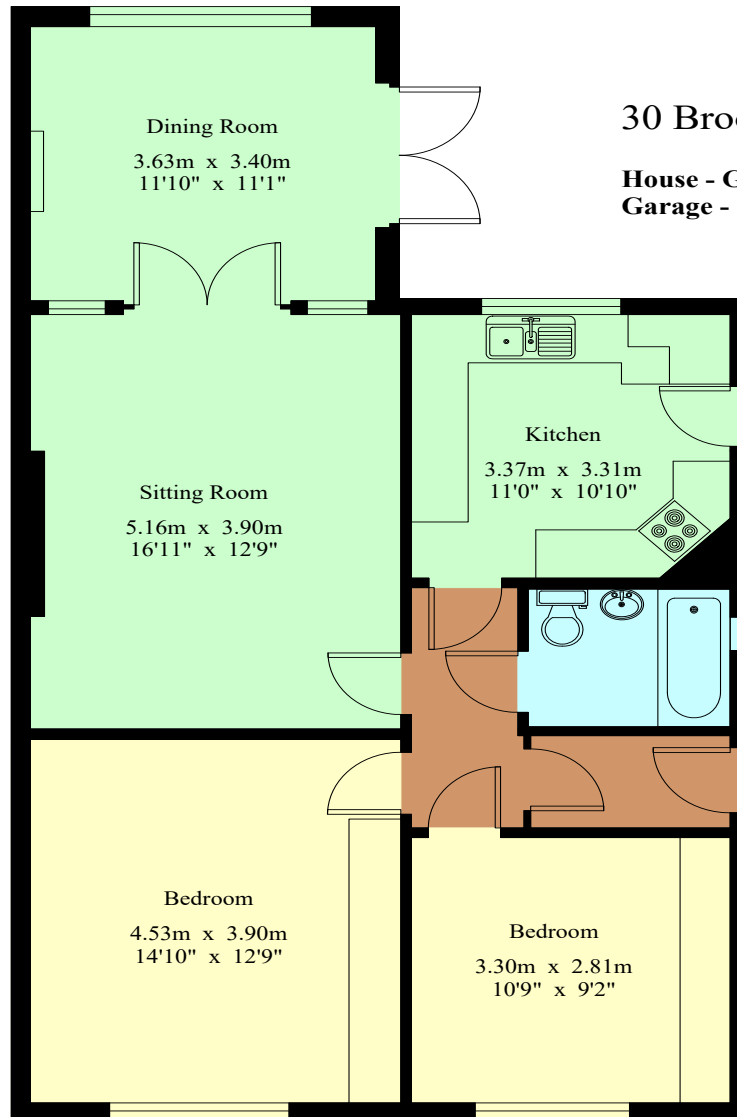
This popular village offers local shops and post office and amenities including medical centre, village halls offering social activities and classes, church, public house, library and Ridings Café. The weekly farmers' market is a popular meeting place for the local community, whilst the mainline station 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 Judd and The Skinners School. Private schools including Sackville and Hilden Park School in the village, Hilden Grange and Tonbridge School. State secondary schools in Tonbridge including Hayesbrook and Weald of Kent. 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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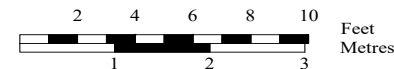
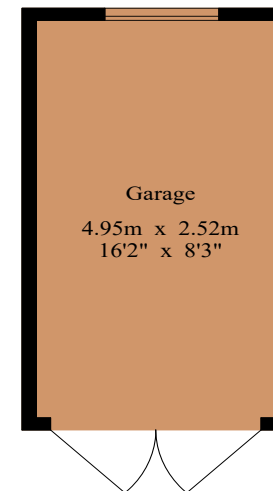
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## 30 Brookmead

**House - Gross Internal Area : 85.5 sq.m (920 sq.ft.)**

**Garage - Gross Internal Area : 12.4 sq.m (133 sq.ft.)**



**For Identification Purposes Only.**

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**Ground Floor**

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