



23 Leigh Road, Hildenborough, Kent, TN11 9AE
Guide Price: £525,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Extended Semi-Detached Craftcast House
- *Desirable Residential Area
- *Three Bedrooms
- *Walkable to Stocks Green Primary School
- *Sitting Room
- *Family/Playroom
- *Superb Open Plan Kitchen/Dining/Family Living Space
- *Modern Family Bathroom & Ground Floor Cloakroom
- *Smart Block Paved Driveway
- *Beautiful Level Landscaped Rear Garden
- *Potential for Further Side Extension subject to Planning Permission
- *No Onward Chain

Description

An opportunity to acquire this extended semi-detached Craftcast house situated in this desirable residential area walkable to Stocks Green Primary School. This delightful family home provides versatile accommodation, extended to the rear with potential to further extend, coupled with a delightful established approx. 100ft landscaped level rear garden.

Accommodation

- The property is approached over a smart recently laid block paved driveway leading to the practical enclosed entrance porch with front door opening to the hallway with stairs rising to the first floor.
- Bright sitting room with aspect to front and door through to an addition reception room, currently utilised as a family room and playroom.
- Off the family room an inner lobby provides access to side, modern ground floor cloakroom and deep utility cupboard housing Vaillant gas boiler with ample space for further appliances.
- Superb open plan kitchen/dining/family living space forming the hub of the home with central roof lantern flooding the area with light and bifolds opening the space to the terrace, ideal for al fresco dining and summer entertaining. Kitchen fitted with a comprehensive range by Wren including a freestanding island/breakfast bar with contrasting worktops and smart gold handles. CDA appliances include two eye level ovens, gas hob, integrated fridge/freezer and washing machine and Neff integrated dishwasher. Ample space for dining table and chairs, finished with luxury laminate flooring and underfloor heating which extends throughout the ground floor.
- First floor landing, window and doors to all the bedrooms and contemporary family bathroom. Main and third bedrooms both having an aspect to front, second bedroom with aspect to rear overlooking the garden.
- Modern contemporary family bathroom fitted with a white suite comprising bath with shower over and glazed screen, vanity basin and close coupled toilet, finished with smart wall and floor tiling.
- Beautiful level landscaped rear garden extending to approximately 100ft in length. Large terrace across the rear with the remainder of the garden laid to lawn with mature tree and shrub borders, including roses, azaleas and pear tree. Two garden storage sheds, external lighting, tap and double wooden gates providing front access.



- Services & Points of Note: All mains services. Gas fired central heating, zoned underfloor heating throughout the ground floor. Block paved driveway laid in 2025. Electrical installation in 2020 and smart meter.
- Council Tax Band: D – Tonbridge & Malling Borough Council
- EPC: C

Situation

The property is conveniently located in Leigh Road in Hildenborough, a lovely neighbourhood with a strong sense of community, walkable to the popular Stocks Green Primary School and accessible to Hildenborough station. Nearby the BP garage with M&S food offers day to day amenities and the recently opened Never Say Never Elite pub is also just a short distance away. The popular village of Hildenborough offers local shops, 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. Tonbridge is a market and commuter town situated on the banks of the river Medway with Norman Castle and riverside park, offering an excellent range of High Street shops, supermarkets, coffee shops and restaurants. Main line stations in Tonbridge and Hildenborough offer fast frequent services to London Charing Cross/Cannon Street and London Bridge. The A21 by-pass links to the M25 motorway network to London, the south coast, major airports, the Channel Tunnel and Bluewater shopping centre. Well regarded primary schools include Stocks Green and Hildenborough CofE. Grammar schools in Tonbridge, Sevenoaks and Tunbridge Wells including Judd, Tonbridge Grammar School and Weald for Girls and The Skinners School. Private schools including Sackville, Hilden Oaks, Hilden Grange Sevenoaks and Tonbridge School. State secondary schools in Tonbridge including Hayesbrook and Hillview. Leisure facilities include Tonbridge Park offering open air swimming pool, tennis courts and children's play areas. 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

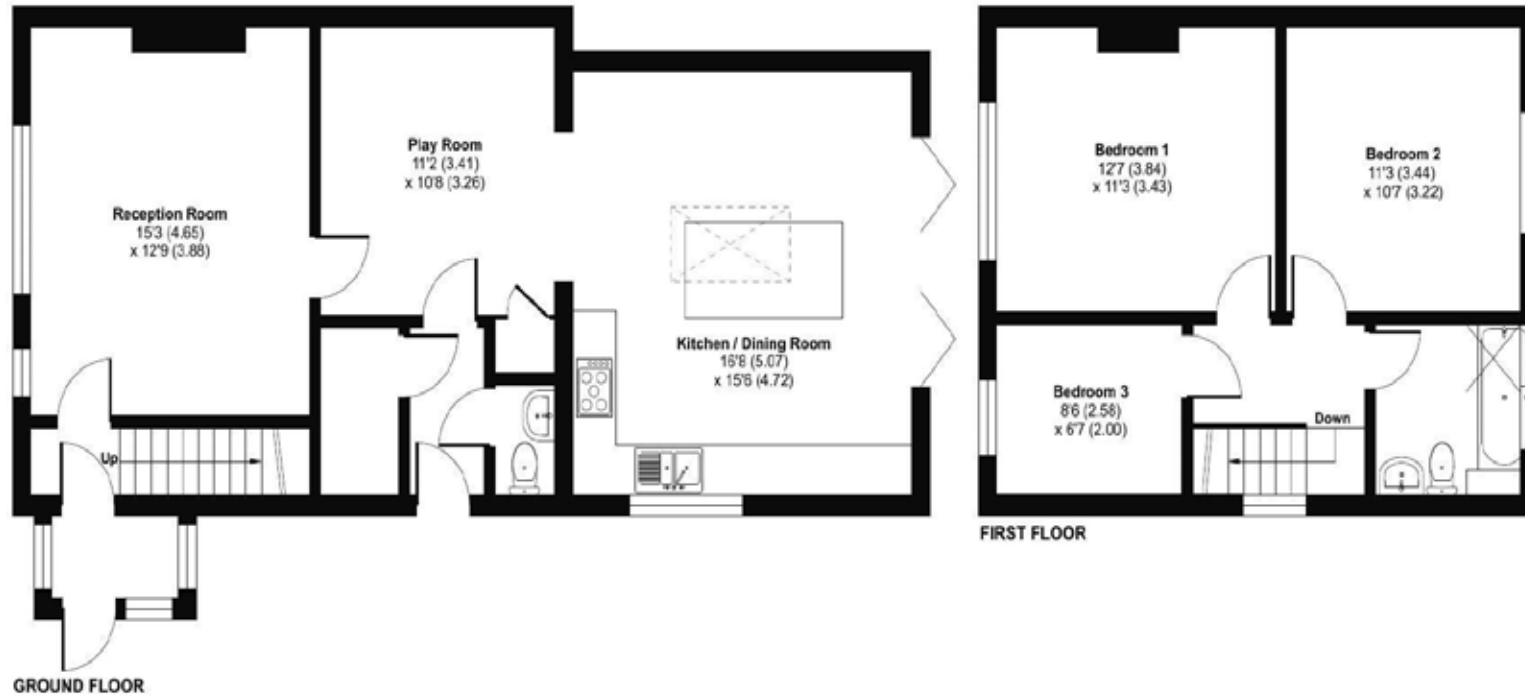
01732 834835

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

Leigh Road, Hildenborough, Tonbridge, TN11

Approximate Area = 1173 sq ft / 108.9 sq m

For identification only - Not to scale



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

