



7 Wealden Close, Hildenborough, Tonbridge, Kent TN11 9HB
Guide Price: £590,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Smart Extended Semi-Detached Gough Cooper Family Home
- *Popular Well Established Residential Area
- *Three Bedrooms
- *Walkable to Stocks Green Primary School
- *Separate Sitting Room
- *Ground Floor Cloakroom
- *Striking Kitchen/Dining/Family Room Extension with Bifolds
- *First Floor Family Bathroom
- *Tandem Garage/Home Office
- *Established Rear Garden & Decked Terrace
- *Cottage Front Garden
- *Generous Driveway to Front & Side

Description

This smart Gough Cooper extended semi-detached three bedroom house is situated in this sought after residential area, walkable to Stocks Green Primary School and local amenities. The property is presented in excellent order throughout with striking rear kitchen/dining room extension, established long rear garden and potential home office, perfect for modern family life.

Accommodation

- You enter the property into the smart entrance hallway having stairs rising to the first floor with glazed banister and understairs storage, oak laminate flooring and attractive feature wallpaper. Modern ground floor cloakroom.
- Separate sitting room with attractive bay window providing an aspect to front, pretty feature wallpaper, wall light points and oak laminate flooring.
- Striking open plan kitchen/dining room extension forming the hub of the home, flooded with light from a central roof lantern and skylight windows having feature wallpaper, wood burning stove and bifold doors across the rear opening to the decked terrace, ideal for summer relaxing and entertaining.
- Modern kitchen fitted with a comprehensive range of grey gloss wall cabinets and base units, finished with feature led lighting and contrasting slim profile worktops, incorporating a central island unit, housing Neff induction hob, pop up power and generous storage. Utility area with sink, hot water tap, space for washing machine, integrated slimline dishwasher and pull out spice rack. Appliances include eye level double oven, space for American style fridge freezer and wine drinks/cooler. Vinyl tile effect flooring to the kitchen area and continuation of the oak laminate flooring in the dining/family space.
- First floor landing with hatch providing access to part boarded roof space with drop down ladder and light.
- There are three double bedrooms to the first floor serviced by a spacious contemporary family bathroom with separate walk-in shower enclosure. Main bedroom with aspect to front and a comprehensive range of fitted wardrobes, cupboards and drawers and smart dark wood laminate flooring. Second bedroom also enjoying comprehensive fitted wardrobes, papered feature wall and oak laminate flooring with window to rear overlooking the garden. Third bedroom with aspect to front.



- Externally this excellent prospect offers ample parking to the front and side leading to the garage with attractively landscaped rear garden and decked terrace, ideal for summer relaxation and entertaining. A timber rose arbour leads through to the rear of the garden predominantly laid to lawn with deep established shrub/flower borders and trees including Mulberry and Cobnut with secure fenced boundaries and timber garden shed to the far rear.
- Detached tandem garage with power and light, up and over door to front, personal door to side, the rear section currently utilised as a home office/storage workshop space.
- Services & Points of Note: All mains services. Gas central heating. Double glazed windows, leaded light to the front elevation. Ground floor extension completed in 2016.
- Council Tax Band: E - Tonbridge & Malling. EPC: C

Hildenborough

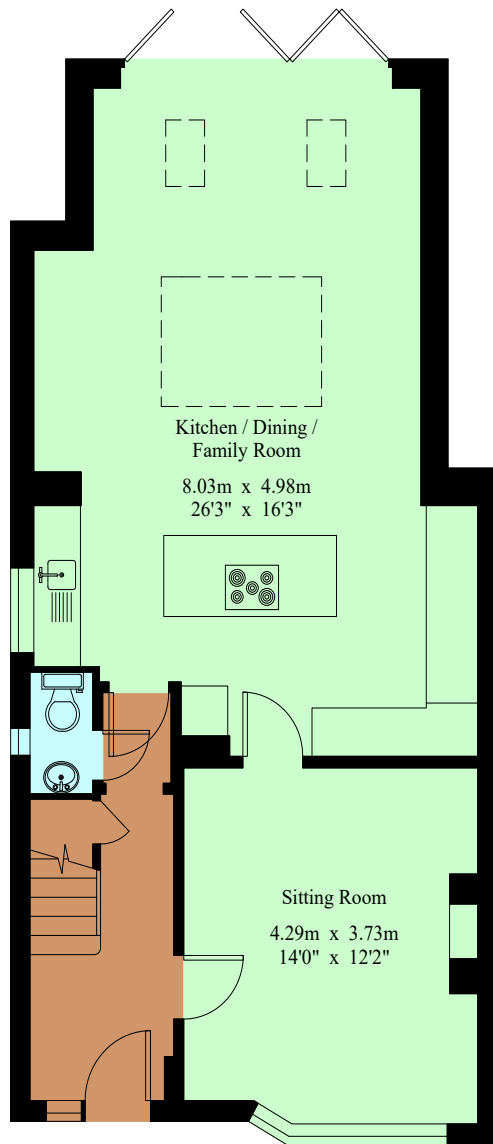
This popular village offers local shops and post office and amenities including medical centre, village halls offering social activities and classes, church, public house, library and Ridings Café. The weekly farmers' market is a popular meeting place for the local community, whilst the mainline station offers 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 Leigh Academy 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.



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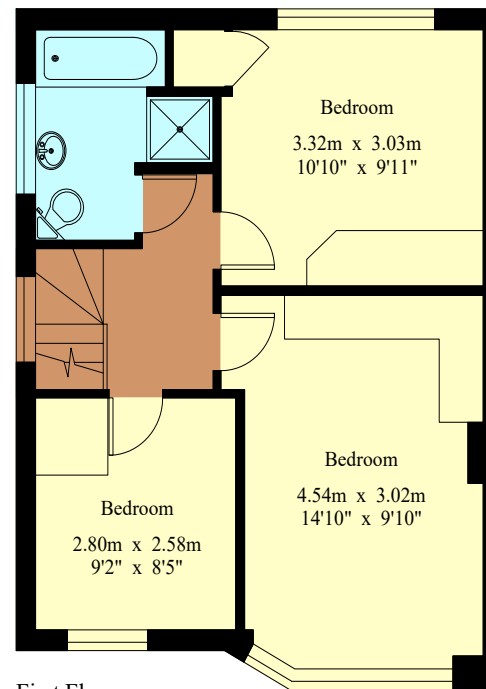


Ground Floor

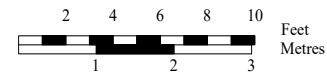
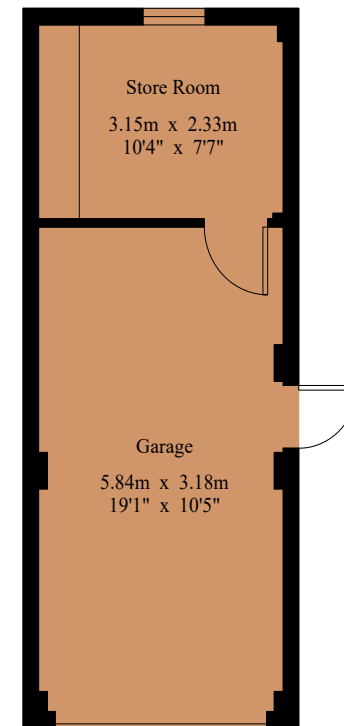
7 Wealden Close

House - Gross Internal Area : 109.0 sq.m (1173 sq.ft.)

Garage - Gross Internal Area : 26.1 sq.m (280 sq.ft.)



First Floor



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