



8 Hardwick Road, Hildenborough, Kent TN11 9LA  
Guide Price: £825,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



\*Spacious Extended Detached Bungalow

\*Desirable location off Coldharbour Lane

\*Four Double Bedrooms \*Spacious Open Plan Sitting/Dining Room

\*Kitchen/Breakfast Room \*Shower Room \*Modern fitted Bathroom

\*Generous Secluded South Facing Rear Garden

\*Front Garden, Detached Garage & Block Paved Driveway

\*No Onward Chain

#### Description

A deceptively spacious extended four bedroom detached bungalow occupying a superb plot and situated off the highly favoured Coldharbour Lane close to the heart of the village. This long term well maintained family home offers spacious and versatile accommodation and enjoys a large secluded south facing garden. It is being sold with the benefit of no onward chain.

#### Accommodation

- You enter the property into the spacious entrance hallway having glazed front door with matching side panels, doors leading to all the principal rooms, vinyl tiled flooring and access to loft via hatch.
- Spacious sitting room/dining room with central stone fireplace fitted with a gas coal effect fire on a hearth, sliding patio doors with full height side windows and fitted blinds opening to the rear garden and block paved terrace. Further picture window to dining area also providing a lovely outlook over the garden.
- Kitchen fitted with a range of wall mounted cabinets and base units of cupboards and drawers, ceramic sink, tower unit with Neff double oven, space for dishwasher, washing machine and upright fridge/freezer, laminate worktops and tiled splashback. Wall mounted Glow-Worm gas boiler with cover, serving hatch to dining room, quarry tiled flooring, strip lighting, fitted pantry, ample space for table and chairs and door leading to the side.
- Main bedroom with large picture window having a lovely outlook over the rear garden. Fitted with a comprehensive range of bedroom furniture, including wardrobes, bedside tables, chest of drawers and dressing table. Further bedroom with aspect to side, currently utilised as a study.
- The hallway extends into an L-shape leading to two further double bedrooms both with aspects to front, one having full height fitted double wardrobes with sliding doors and wall mounted cupboards.
- Modern re-fitted bathroom suite comprising panelled bath with pull out shower attachment and wall mounted controls, vanity basin and close coupled toilet. Contemporary wall mounted radiator, towel rail, ceramic tiled flooring with underfloor heating and inset lighting.
- Separate Shower room fitted with a white suite comprising close coupled toilet, vanity basin, tiled to half height with mosaic border tile, and fully tiled matching shower enclosure with thermostatic shower on riser, ceramic tiled floor and window to side.

The property is shared over a long block paved driveway, offering ample off road parking bordered by lawn to side and mature beech hedged boundary.

- Generous most attractive south facing level rear garden widening to the rear and being mainly laid to lawn with flower/shrub borders, block paved terrace and pathways. Timber shed, hexagonal greenhouse and further hexagonal timber summer house. Delightful tree lined outlook with fenced and mature hedged boundaries providing privacy. Pathway to side with access to front via wooden gate and external tap. Stepping stones providing access to the other side leading to the front door and garage.

- Single detached garage with roller electric shutter door to front, window to rear and personal door to side.

- Services & Points of Note: All mains services. Gas central heating. Double Glazing.

- Council Tax Band: G – Tonbridge & Malling Council.

- EPC: D

#### Situation

Hardwick Road is situated off Coldharbour Lane close to the centre of the village with countryside walks and public footpaths nearby and bus services connecting the larger towns of Tonbridge, Sevenoaks and Tunbridge Wells. 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 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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# 8 Hardwick Road

House - Gross Internal Area : 122.9 sq.m (1322 sq.ft.)

Garage - Gross Internal Area : 12.8 sq.m (137 sq.ft.)



Ground Floor

0 2 4 6 8 10 Feet For Identification Purposes Only.  
1 2 3 Metres © 2025 Trueplan (UK) Limited (01892) 614 881

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