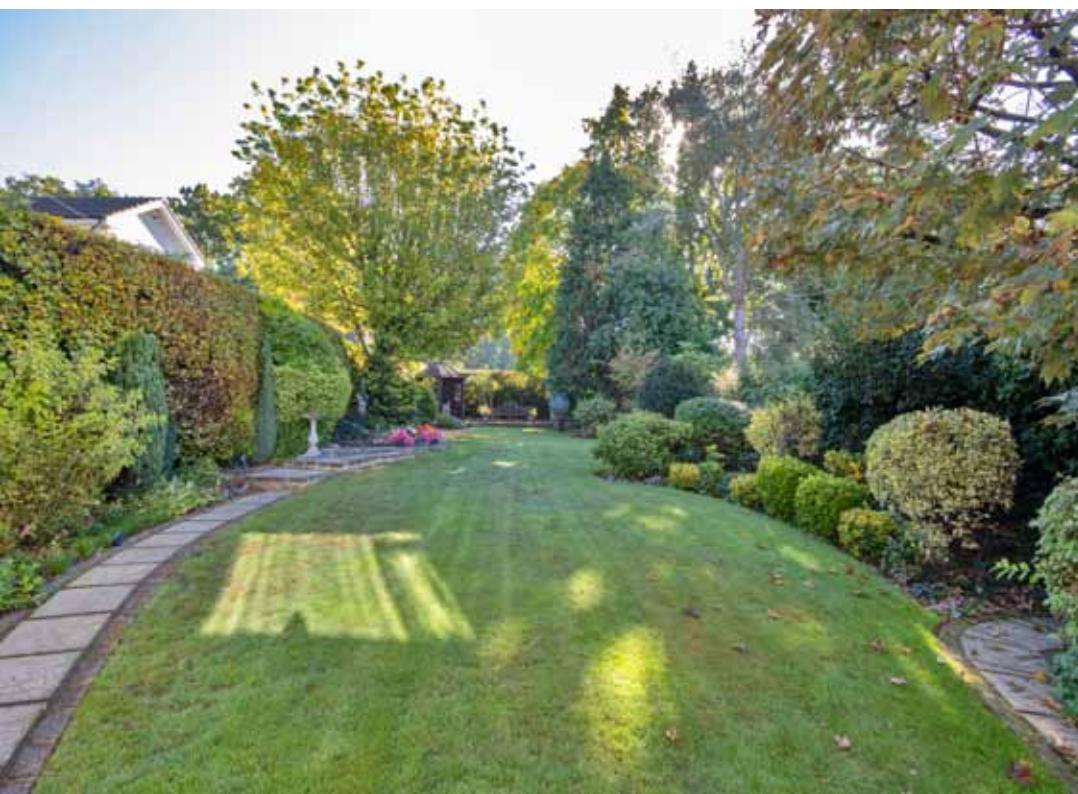




8 Woodfield Avenue, Hildenborough, Kent, TN11 9ES  
Guide: £885,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Beautifully Presented Extended Detached 1930's Family Home
- \*Favoured Residential Location \*Four Bedrooms
- \*Sitting Room with Bay Window \*Separate Dining Room & Snug
- \*Bespoke Burnhill Kitchen/Breakfast Room \*Ground Floor Cloakroom
- \*Main Bedroom with En-Suite Shower Room
- \*Contemporary Burnhill Family Bathroom
- \*Block Paved Driveway & Detached Single Garage
- \*Attractively Landscaped Rear Garden & Terraces

#### Description

This beautifully presented 1930's four bedroom detached house is situated in this favoured no through road. The property has been a much loved family home, being previously extended to the rear providing excellent versatile living spaces with the more recent addition of a bespoke Burnhill kitchen and family bathroom.

#### Accommodation

- This appealing home is approached over a block paved driveway leading to the front door with pillared porch canopy and front door opening to the welcoming entrance hallway with stairs rising to the first floor and understairs storage.
- Dual aspect sitting room with bay window, feature central brick fireplace with fitted gas coal effect fire and wooden mantle over, fitted cupboard and shelving to recess, doorway with sliding multi-paned glazed door to the:-
- Formal dining room having two windows to side and open archway providing a cosy snug area with lovely outlook over the rear garden, accessed via sliding patio doors. A further multi-paned sliding door opens through to the kitchen.
- Bespoke kitchen/breakfast room by Burnhill, a wonderful bright space fitted with a comprehensive range of cream wall mounted cabinets and base units, including feature curved cupboards and peninsular return, finished with smart quartz worktops and upstands. Neff appliances including dual eye level ovens, one microwave combination oven, induction hob, integrated dishwasher, washing machine and fridge freezer. Complete with ample storage including pan drawers, full height pull out larder cupboard, further fitted dresser area and space for table and chairs. Stable door providing access to the rear garden and door to a small lobby area with door to useful ground floor cloakroom.
- Bright first floor landing with window to side and access to loft space via hatch with drop down ladder and light.
- Spacious main bedroom suite with lovely aspect to rear overlooking the garden through two large picture windows, bank of corner fitted wardrobes and en-suite shower room, fitted with a white suite comprising vanity unit with concealed cistern toilet and sink and glazed shower enclosure, fully tiled with attractive border tiles.
- Second bedroom with bay window and range of fitted bedroom furniture proving excellent storage. Third bedroom with aspect to side, containing fitted wardrobe and fitted airing cupboard housing hot water cylinder. The fourth single bedroom is currently utilised as a study.
- Completing the first floor accommodation is the striking tiled contemporary family bathroom by Burnhill, fitted with a white suite including Roca sanitaryware comprising panelled bath with mixer tap and thermostatic shower over, vanity unit with concealed cistern toilet and square countertop basin.

- Externally the property enjoys a spacious block paved driveway offering ample parking leading to the detached single garage with remote controlled up and over door, power and light.
- A particular feature is the level landscaped rear garden having a large terrace and pathway running to the far rear, small fishpond and rockery adorned with spring planting. Mature hedged and tree boundaries and deep shrub/flower borders offer a variety of interest. To the far rear there is a further terrace/seating area, small summerhouse and garden shed. Further shed to the rear of the garage, external power, tap and security lighting. Access to side via a wooden and iron gate to front.
- Services and Points of Note: - All mains services. Gas central heating. Double glazed windows. Fibre broadband to property (currently Virgin).
- Council Tax Band: F – Tonbridge & Malling. EPC: C

#### Hildenborough

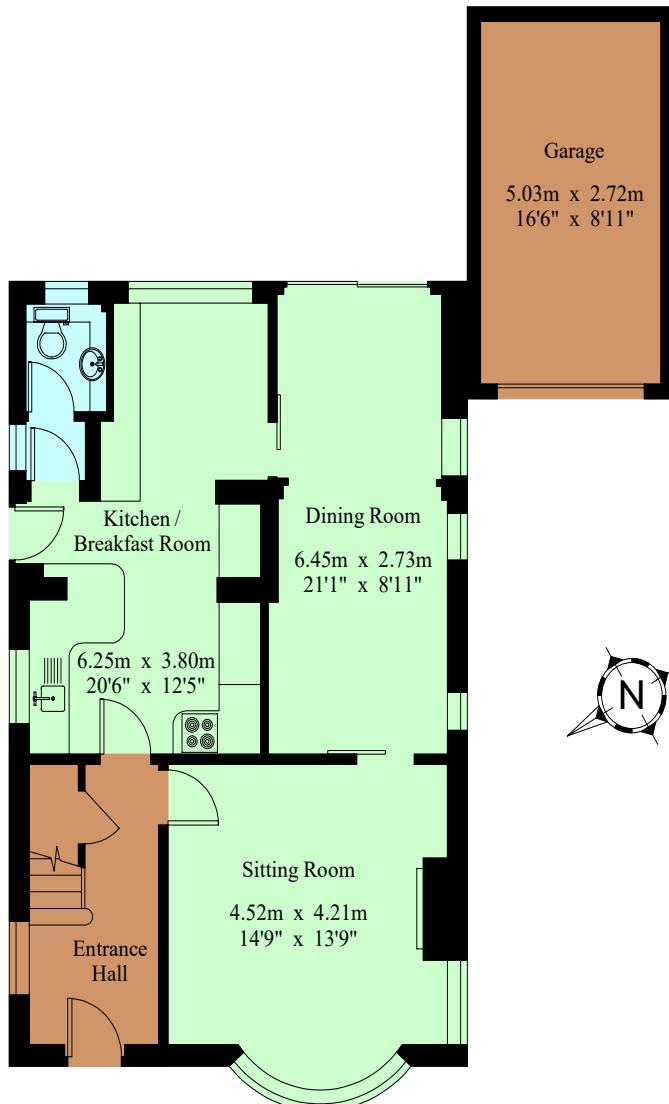
The property is conveniently located in Hildenborough with the popular towns of Tonbridge, Sevenoaks and Tunbridge Wells nearby. The popular village of Hildenborough offers local shops, post office and amenities including medical centre, village halls offering social activities and classes, church, public house, library and Ridings Café. The weekly farmers' market is a popular meeting place for the local community. The property is situated close to public footpaths leading to numerous country walks direct from the doorstep, the recently opened Never Say Never Elite pub and the BP garage with M&S food offers day to day amenities. 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

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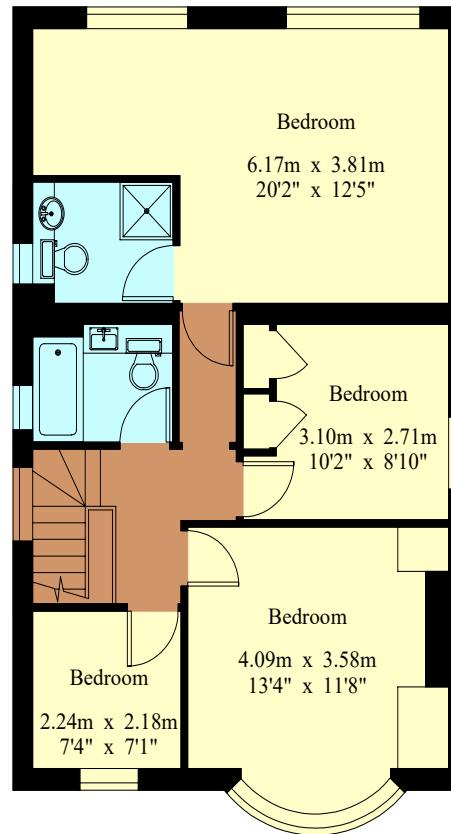
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Ground Floor

## 8 Woodfield Avenue

**Gross Internal Area : 146.3 sq.m (1574 sq.ft.)**  
*(Including Garage)*



First Floor



For Identification Purposes Only.  
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