



16 Meadway, Hildenborough, Kent TN11 9HA  
Guide: £500,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Gough Cooper Semi-Detached Family Home
- \*Three Bedrooms
- \*Popular Residential Cul-De-Sac Location
- \*Sitting Room
- \*Separate Dining Room
- \*Timber Conservatory
- \*Kitchen
- \*Shower/Wet Room
- \*Block Paved Driveway
- \*Single Garage
- \*Front & Attractive Rear Gardens
- \*Potential for Improvement/Extension Subject to Planning

#### Description

An opportunity to acquire this attractive Gough Cooper semi-detached three bedroom house, situated in this quiet residential cul-de-sac within the popular Brookmead development, close to Stocks Green Primary School and local amenities. The property has been enjoyed as a family home and now offers potential for improvement or extension subject to the necessary planning permission.

#### Accommodation

- The property is approached over a block paved driveway leading to the enclosed entrance porch with glazed sliding doors, quarry tiles flooring, light and wooden front door opening to the hallway with stairs rising to the first floor and under stairs storage cupboard.
- Sitting room with bay window to front and central fireplace with stone surround and hearth, multi-paned door leading to the dining room and wall light point.
- Dining room with sliding patio doors to conservatory and open arched servicing hatch to kitchen. Timber conservatory with power and light, two sets of French doors leading to the garden and door to kitchen.
- Kitchen fitted with a range of wall mounted cabinets and base units of cupboards and drawers having laminate worktops, glazed display cupboards, pull out larger cupboard and fitted pantry. Space for gas oven with fitted extractor over, space for washing machine and dishwasher, sink unit with window to side and cupboard housing wall mounted Ideal gas boiler.
- First floor landing with picture window to side on half landing and access to loft space via hatch.
- Main bedroom with bay window to front and fitted with a range of wardrobes and high level cupboards. Second bedroom with aspect to rear overlooking the garden, fitted airing cupboard housing lagged hot water cylinder. Third single bedroom with aspect of front and stair recess.
- Shower/wet room fitted with a Mira wall mounted electric shower on a riser, fully tiled walls with mosaic border tiles, window and wall mounted sink unit. Separate toilet with small window to side.



- Pretty rear garden having steps leading to a raised area of lawn with established shrub/flower borders and brick paved pathway leading to the garage, block paved driveway, external tap and double wooden gates giving access to the front. Further steps leading to the rear of the garden with timber shed and greenhouse.
- Garage with up and over door to front, power, light, windows and personal door to garden.
- All main services. Gas central heating. Double glazed windows.
- Council Tax Band: E – Tonbridge & Malling Borough Council
- EPC: C

#### Hildenborough

The property is situated in a favoured residential area, approximately one mile from the centre of this popular village offering the One Stop shop/post office, chemist, hairdresser, Ridings café, medical centre, village halls, church, public house and library. The weekly farmers' market is a popular meeting place for the local community, and the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street with commuter bus service to the station. Well regarded schools include Stocks Green and Hildenborough primary schools, grammar schools in Tonbridge, Sevenoaks and Tunbridge Wells including Judd and The Skinners School, together with private sector Sackville and Fosse Bank in the village and renowned Sevenoaks School and Tonbridge School. 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 the nearby town Tonbridge offers comprehensive shopping and recreational facilities and a Main Line Station. Leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.



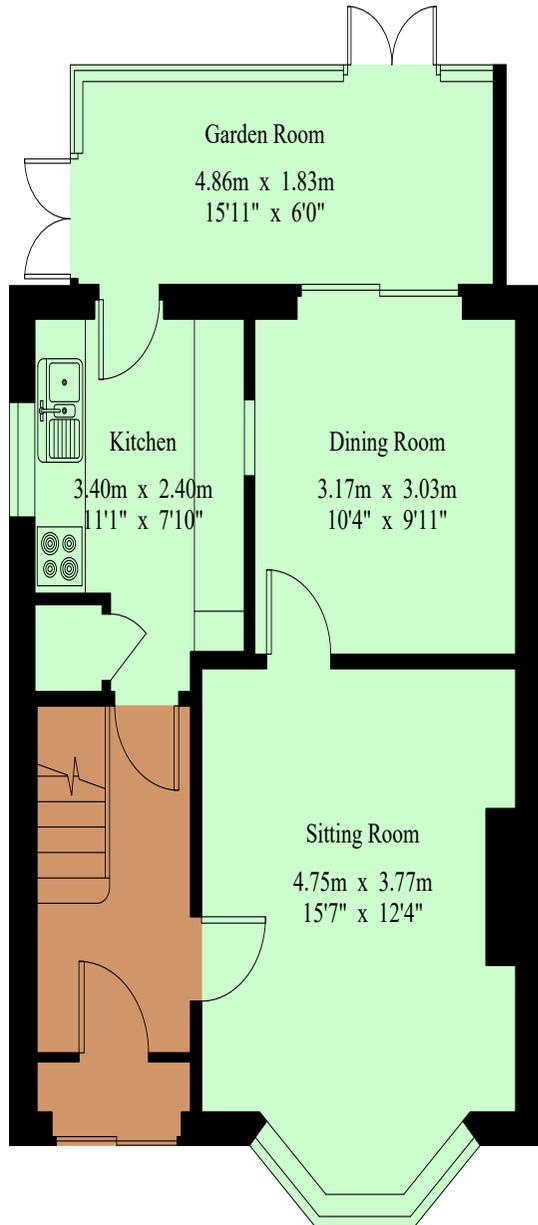
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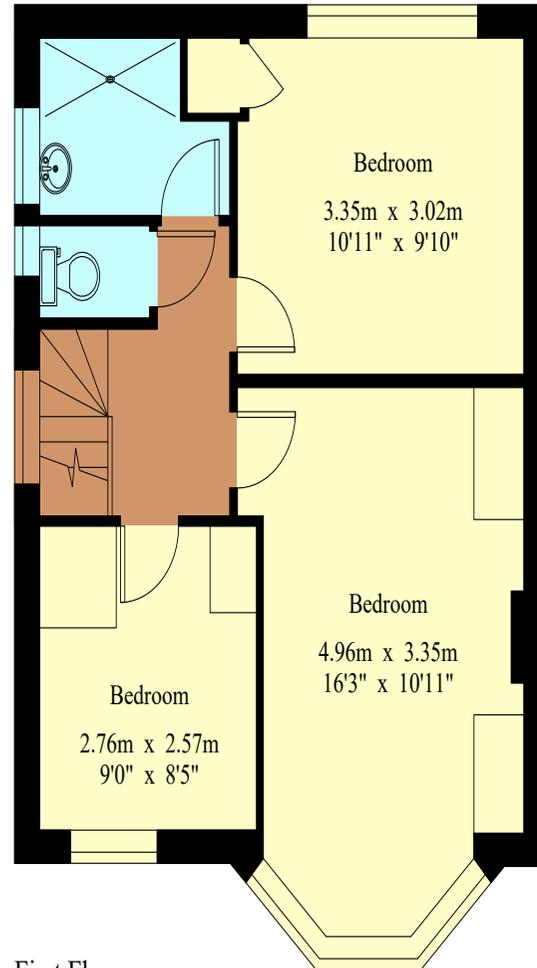
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# 16 Meadway

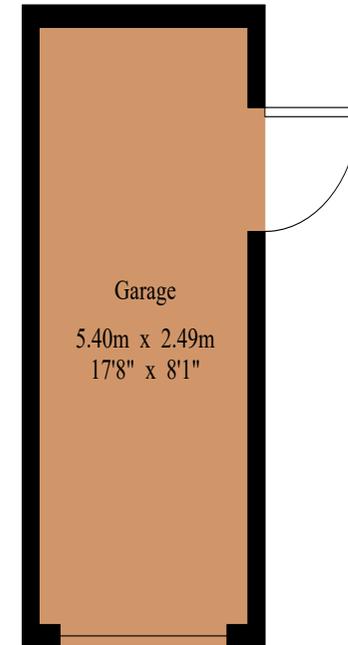
Gross Internal Area : 109.7 sq.m (1180 sq.ft.)  
(Including Garage)



Ground Floor



First Floor



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