



Pineview, 94 Leigh Road, Hildenborough, Kent, TN11 9AG  
Guide Price: £700,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Character Bay Fronted 1930's Extended Semi-Detached House
- \*Popular Residential Area \*Walkable to Stocks Green Primary School
- \*Sitting Room with Bay Window \*Four Bedrooms
- \*Superb Open Plan Kitchen/Dining/Family Living Space
- \*Second Floor Main Bedroom with En-Suite Shower
- \*Two Further Double Bedrooms \*Single Bedroom/Office
- \*Contemporary Family Bathroom \*Utility Room & Cloakroom
- \*Detached Garage & Parking \*Raised Front Garden
- \*Delightful Established Rear Garden Extending to Approx.100ft

#### Description

An opportunity to acquire this character four bedroom bay fronted 1930's semi-detached house situated in this popular residential area walkable to Stocks Green Primary School. This delightful family home provides excellent and versatile living accommodation, extended to the rear and into the loft, coupled with a delightful established level rear garden.

#### Accommodation

- The property is approached over a shared driveway with steps leading to the arched brick entrance porch with tiled floor, coach lantern and character front door with stained glass insert and matching side panels.
- Entrance hallway engineered oak hardwood flooring and staircase rising to the first floor with two understairs cupboards and Hive smart heating thermostat.
- Bright sitting room with attractive bay window with leaded light inserts, focal fireplace with ornamental wooden surround and wood burning stove, fitted cupboard and shelving to recesses.
- Off the hallway you will also find the utility room comprising sink, base cupboard and wooden worktop with tiled splashback, space for tumble dryer and wall mounted Worcester combination gas fired boiler. Separate cloakroom comprising close coupled toilet, small basin, heated towel rail and attractive Victorian style tiled flooring.
- Superb open plan kitchen/dining/family living space forming the hub of the home. Kitchen fitted with a comprehensive range of modern white gloss wall mounted cabinets and base units of cupboards and drawers with contrasting quartz worktops and upstands incorporating peninsular breakfast bar return and metro tiled splashback. Integrated dishwasher and space for washing machine, inset Zanussi four ring gas hob with double oven below and extractor hood, larder and corner units, under cabinet lighting, space for American style fridge/freezer.
- Dining area flooded with natural light having a vaulted ceiling with two Velux windows, side window and Apex window with French doors and full height side panels opening out onto the rear terrace. Smart engineered oak flooring throughout the space.
- First floor landing with staircase rising to the second floor, there are two double bedrooms on this floor together with a single bedroom, currently utilised as a study and a contemporary family bathroom. The second bedroom having a curved bay window and all three enjoying character features including picture rails and original panelled doors.
- Contemporary family bathroom comprising shower end panelled bath with wall mounted shower over and glazed screen, floating pedestal basin, close coupled toilet, smart metro tiling and fitted airing cupboard.
- Second floor master bedroom suite having a vaulted ceiling, two Velux windows, fitted wardrobes and additional eaves storage. Modern en-suite shower room, comprising tiled corner shower with square drench head and metro tiling, close coupled toilet and stand basin.



- The property sits back from the road enjoying a raised front garden, predominantly laid to lawn with shrub/flower borders and shared driveway leading to the garage and parking space. Detached brick garage under a pitched tiled roof with mezzanine storage, electric roller shutter door, personal door to garden, power and light.
- Delightful established level rear garden extending to approximately 100ft in length, comprising a paved terrace, long expanse of lawn with mature shrub/flower borders and trees including two silver birch, sycamore, vine, apple trees and vegetable beds. Timber garden storage shed and bespoke timber climbing frame and swing.
- Services & Points of Note: All mains services. Gas central heating. Double glazed windows. EV Podpoint. Fibre broadband to house.
- Council Tax Band: E – Tonbridge & Malling Borough Council
- EPC: C

### Hildenborough

The property is conveniently located in Hildenborough, 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

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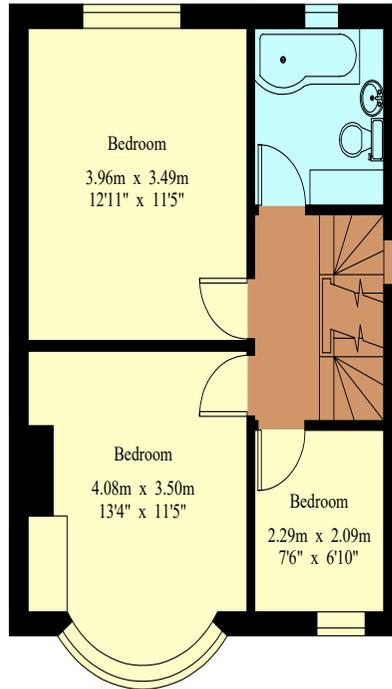
# 94 Leigh Road

House - Gross Internal Area : 131.1 sq.m (1411 sq.ft.)

Garage - Gross Internal Area : 19.2 sq.m (206 sq.ft.)

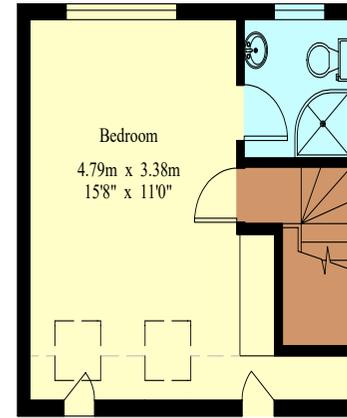


Ground Floor



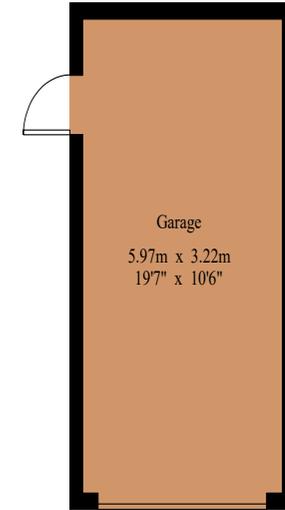
First Floor

----- Restricted Height



Eaves Access Eaves Access

Second Floor



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