



9 Knowsley Way, Hildenborough, Kent TN11 9LG  
Guide Price: £925,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Attractive Detached Extended Family Home
- \*Situated in a Desirable location off Coldharbour Lane
- \*Three Double Bedrooms \*Three Reception Rooms
- \*Spacious Sitting Room with Bi-Fold Doors & Decked Terrace
- \*Separate Dining Room & Conservatory Extension
- \*Kitchen/Breakfast Room & Utility Area
- \*Main Bedroom with En-Suite Shower
- \*Family Bathroom & Ground Floor Cloakroom
- \*Integral Garage \*Beautiful South Facing Level Rear Garden
- \*Front Garden & Block Paved Driveway \*No Onward Chain

#### Description

An opportunity to acquire this attractive detached house, situated off the highly favoured Coldharbour Lane in the heart of the village. This delightful long term family home has been well maintained and extended over the years, offering versatile accommodation, enjoying a beautiful, south facing garden and is being sold with the benefit of no onward chain

#### Accommodation

- You enter the property through an enclosed entrance porch into the spacious entrance hallway having stairs rising and turning to the first floor with walk in understairs storage cupboard and ground floor cloakroom.
- Spacious bright dual aspect sitting room focal brick fireplace with fitted living flame coal effect gas fire, wall light points and bi-fold doors opening the space to an attractive decked terrace with balustrade.
- Separate formal dining room, located off the hallway, a versatile space with French doors opening to the conservatory offering lovely views over the sunny rear garden with a ceramic tiled floor and further French doors leading to the garden/terrace.
- Kitchen/breakfast room fitted with a range of wall mounted cabinets and base units of cupboards and drawers, finished with laminate worktops and tiled splashbacks. Recently replaced Neff double oven and microwave combination, integrated Neff dishwasher, under counter fridge and newly replaced freezer, cupboard housing recently updated Vaillant gas fired boiler. Vinyl flooring, space for table and chairs and wooden stable door leading to:-
- Convenient side lobby/utility area having space and plumbing for washing machine and sink unit with worktop, glazed door to the rear garden and door leading to the integral garage with up and over door to front, power, light and glazed door to garden.
- Bright first floor landing enjoying an aspect to front and large picture window to side, access to loft space via hatch with drop down ladder.
- Main bedroom suite with aspect to rear overlooking the garden, fitted bedroom furniture including wall to wall fitted wardrobes, further double wardrobe, headboard and bedside tables. En-suite shower room comprising walk in shower enclosure and vanity sink unit.
- Second bedroom enjoying a dual aspect and two fitted cupboards, one wardrobe and one airing cupboard housing the hot water cylinder, currently utilised as an office. Third guest bedroom also with lovely aspect to rear.



- Family bathroom fitted with a white suite comprising panelled bath, concealed cistern toilet and vanity basin, fully tiled with contrasting border tiles and inset downlighting.
- The property is approached over a block paved driveway, offering ample parking bordered by lawn and attractive shrub/flower borders. A gardeners delight the attractive south facing level rear garden is mainly laid to lawn with fenced and mature shrub/flower borders offering a variety of interest all year. A raised decked terrace, paved terrace and Pergola with seating area offer ample space for summer entertaining. Greenhouse, pretty rockery with Acer and spring planting, fruit trees included apple, pear and plum, garden shed, composting area, log store, external tap and lighting.
- Services & Points of Note: All mains services. Gas central heating recently updated Vaillant gas fired boiler with Hive heating controls. Double glazed windows, leaded light to the front elevation.
- Council Tax Band: F – Tonbridge & Malling. EPC: D



#### Situation

Knowsley Way 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.



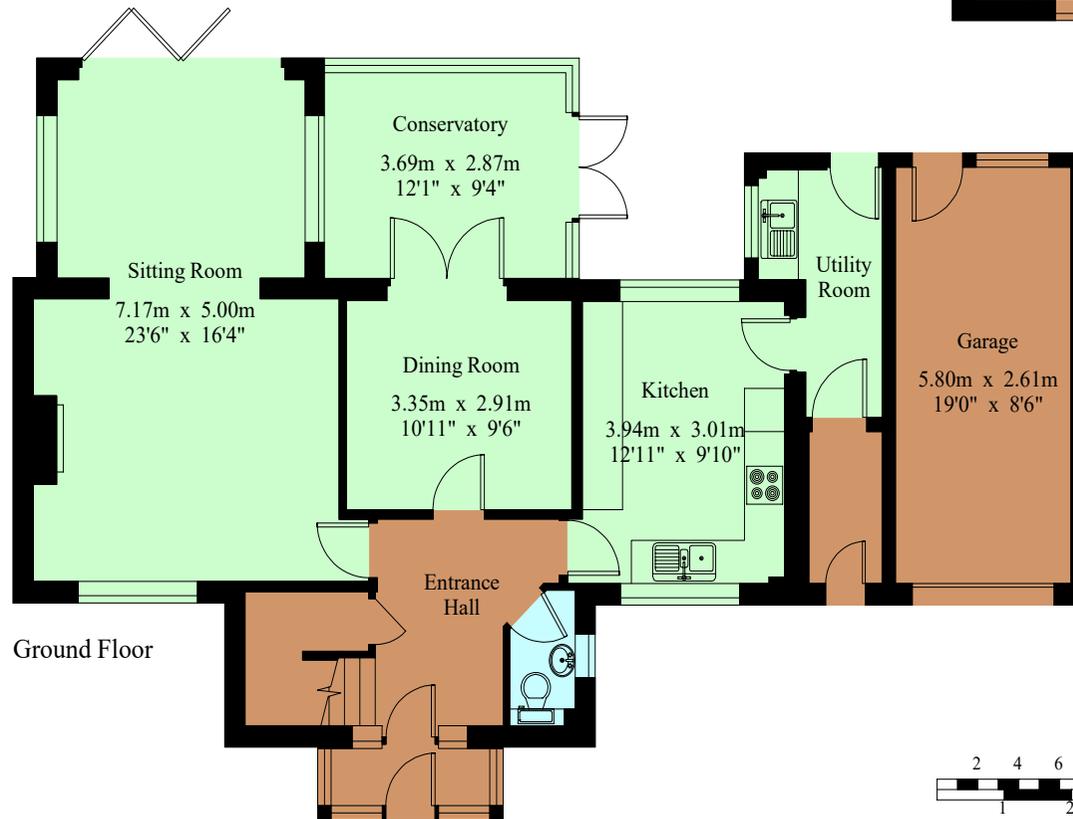
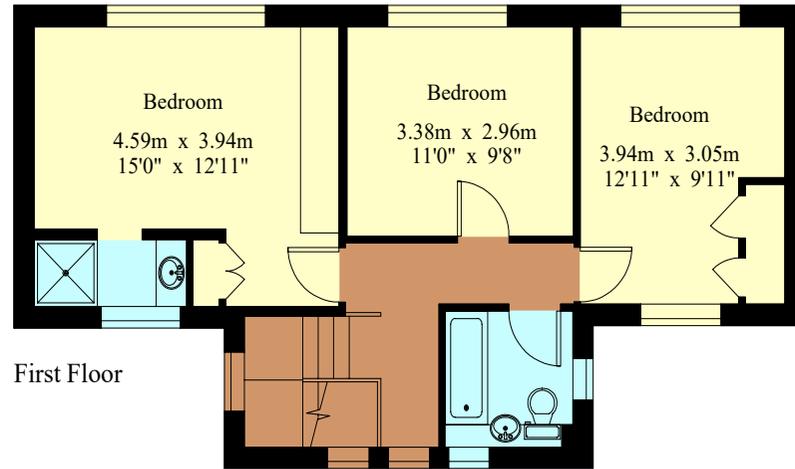
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**Gross Internal Area : 158.9 sq.m (1710 sq.ft.)**  
*(Including Garage)*



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