



9 Hill View Road, Hildenborough, Kent TN11 9DB
Guide Price: £535,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Three Bedroom Extended Semi-Detached Family Home

*Situated in Popular Residential Close

*Close to Local Schools & Amenities *Sitting Room

*Open Plan Dining/Family Room *Kitchen *Ground Floor Cloakroom

*Three Bedrooms *Modern Family Shower Room

*Front Garden & Block Paved Driveway

*Delightful Long Rear Garden with Cabin & Stove

Description

An opportunity to acquire this three bedroom semi-detached house, situated in a popular residential no through road, close to local schools and amenities. This long term family home offers scope for further extension subject to planning permission and the long rear garden is a particular feature with a gate providing access to public footpaths and countryside walks.

Accommodation

- The property is approached over a block paved driveway extending to the side with brick steps leading to the front door with storm porch, opening to the hallway having stairs rising to the first floor, with under stairs cupboard and window to side.
- Ground floor cloakroom comprising close coupled toilet, small wall mounted basin, wall mounted gas fired condensing boiler, fitted cupboard and opaque window to side.
- Bright sitting room with bay window to front, open fireplace with brick surround set on a stone hearth, brick ledge and shelf to side and wall light points.
- Open plan extended dining/family room, dining area with quarry tiled flooring and wide archway through to the family area having feature exposed brick and papered walls, wood effect vinyl flooring and patio doors opening to the rear terrace.
- Kitchen fitted with a range of wooden base units of cupboards and drawers with ceramic sink unit, woodblock worktops and tiled splashback. Space for appliances including range cooker, freestanding fridge/freezer, slimline dishwasher and washing machine. Tall larder cupboards with pull out racking, vinyl tiled flooring and modern composite stable door leading to the side/garden.
- First floor landing with window on half landing, access to loft via hatch with Velux window, fitted airing cupboard with lagged hot water cylinder and slatted shelving.
- Main bedroom with aspect to rear overlooking the garden, fitted wardrobe, picture rail and luxury vinyl wood effect flooring. Second bedroom with outlook to front, pretty feature wallpaper, stripped wooden flooring and fitted wardrobes. Third bedroom also with aspect to rear, picture rail and fitted wardrobe.
- Modern family shower room fitted with a white suite comprising close coupled toilet wall mounted floating basin and corner shower enclosure with glazed screen. Fully tiled with attractive border tile, ceramic tiled flooring and opaque window.

- A particular feature the long rear garden enjoys a tree lined outlook with timber 12ft x 8ft cabin to the far rear with stove and wooden gate providing access to public footpath. A paved patio arranged in terraces with log store leads to the remainder of the garden mainly laid to lawn with mature tree and hedge boundaries, raised vegetable beds, fruit trees and greenhouse. External tap and power.
- Single detached garage with up and over door to front and driveway with two further storage sheds and wooden five bar gate to front.
- Services & Points of Note: All mains services. Gas central heating. Double glazed windows. Flat roof redone approximately 3yrs ago and main roof regularly maintained.
- Council Tax Band: E - Tonbridge & Malling
- EPC: D

Hildenborough

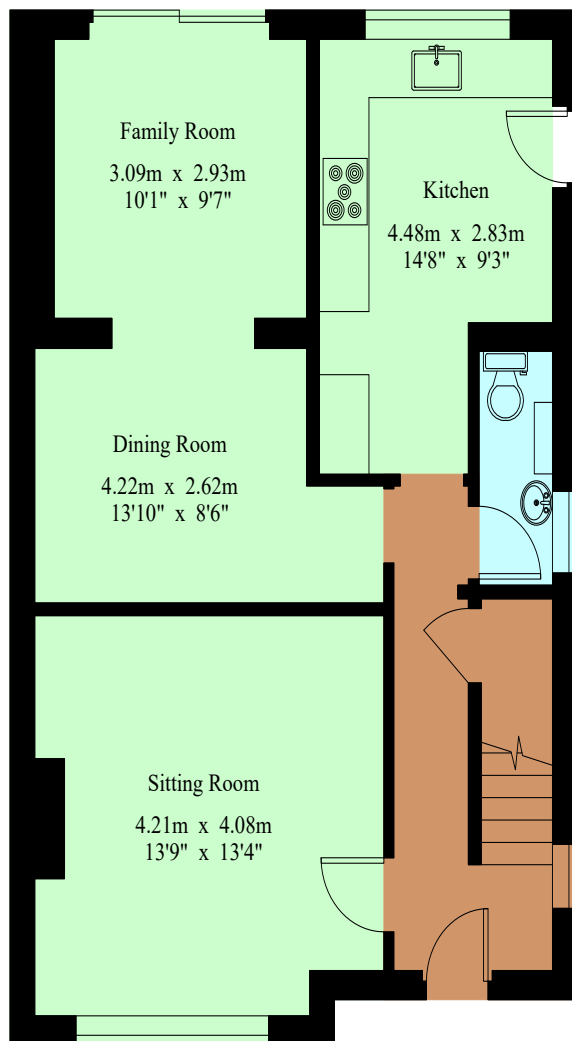
This property is situated on the outskirts of this popular village offering local shops and One Stop shop with post office and amenities including medical centre, village halls offering social activities and classes, church, public house, library and popular Ridings Café. The weekly farmers' market is a popular meeting place for the local community, whilst the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street is within walking distance from the property. Well regarded primary schools include Stocks Green and Hildenborough CofE. Grammar schools are 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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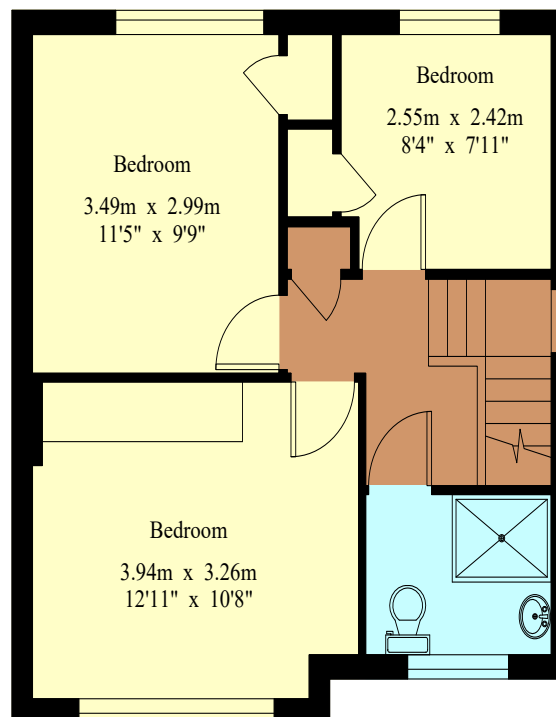




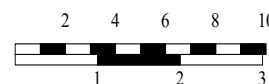
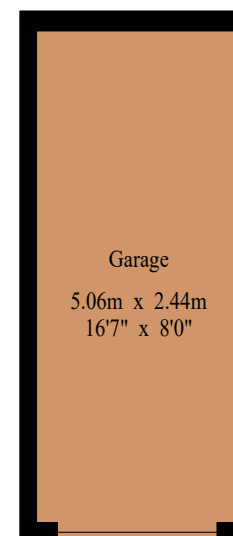
Ground Floor

9 Hill View Road

Gross Internal Area : 115.4 sq.m (1242 sq.ft.)
(Including Garage)



First Floor



Feet
Metres

For Identification Purposes Only.

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