



74 Mount Pleasant, Hildenborough, Kent, TN11 9JJ
Guide Price: £650,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Stylish Semi-Detached Extended Family Home
- *Four Bedrooms
- *Central Village Location close to Recreation Ground
- *Sitting Room & Feature Fireplace
- *Study/Family/Playroom
- *Modern Open Plan Kitchen/Dining Room
- *Utility/Cloakroom
- *Boot Room
- *Principal Bedroom with En-Suite
- *Contemporary Family Bathroom
- *Pretty Front Garden
- *Attractive 100' Rear Garden & Home Office/Gym

Description

This stylish four bedroom semi-detached house is situated in the heart of the village close to the recreation ground, within easy reach of local amenities, primary school and main line station. This versatile family home has been finished in a modern decor throughout enjoying a principal bedroom with en-suite and smart kitchen/diner forming the hub of the home, ideal for modern family life.

Accommodation

- This delightful home is entered from the side into the welcoming entrance hallway with staircase rising to the first floor with recessed desk area, fitted shelving, understairs cupboard and laminate wood effect flooring.
- To the front there is a versatile home office/family room with outlook over the garden.
- An open doorway off the hallway leads to the sitting room with aspect to front and central exposed feature brick open fireplace set on a brick hearth with wooden mantle and fitted shelving to recess.
- Recently fitted modern open plan kitchen/dining room fitted with a comprehensive range of navy Shaker style wall mounted cabinets and base units of cupboards and drawers with contrasting slim profile solid worktops and upstands. Dual ceramic sink under window with outlook over the garden, range cooker with extractor over, microwave, integrated dishwasher and fitted pantry. Dining area with feature exposed brick wall, space for freestanding fridge/freezer, French doors with full height side windows opening to the rear terrace with inset matting and smart Amtico flooring.
- Side lobby leading to utility/cloakroom fitted with modern vanity unit incorporating basin and concealed cistern toilet, space for washing machine and tumble dryer. Boot room, window and stable door leading to the covered porch and smart Amtico flooring.
- First floor landing, airing cupboard housing gas combination boiler and shelving, stripped wooden doors leading to the bedrooms and family bathroom.
- Spacious main bedroom suite enjoying an aspect to the rear, dressing area with range of fitted wardrobes and contemporary en-suite shower room comprising vanity unit with moulded basin and concealed cistern toilet, walk in shower enclosure having Mira shower, laminate wood effect flooring throughout. Access to loft space via hatch with drop down ladder.
- Three further bedrooms, two with an aspect to front and fitted wardrobes, one with further loft access. Generous contemporary family bathroom comprising shower bath with Aqualisa shower, vanity unit incorporating concealed cistern toilet and basin.

- The property is approached via a communal grassed area and pathway, shared gate and pathway. Private front garden, shrub and flower borders and white picket fencing.
- The delightful rear garden extends to over 100ft in length having a paved terrace across the rear and extending under the covered porch, fenced boundaries, wooden gate to front and external tap. The remainder is predominantly laid to lawn with deep established shrub/flower borders and further seating area with attractive oak pergola, ideal for summer entertaining. Timber garden cabin to the far rear, insulated with power, ideal for use as a home office/gym.
- All main services. Gas central heating. Double glazed multi-paned windows.
- Council Tax: Band E – Tonbridge & Malling.
- EPC: C

Hildenborough

This popular village offers local shops and post office and amenities including medical centre, village halls offering social activities and classes, recreation ground, 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 services to London Charing Cross (via Waterloo East) and Cannon Street, walkable from the property. Well regarded primary schools include Stocks Green and Hildenborough CofE, which is close to the property. 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.

Viewing Strictly By Appointment

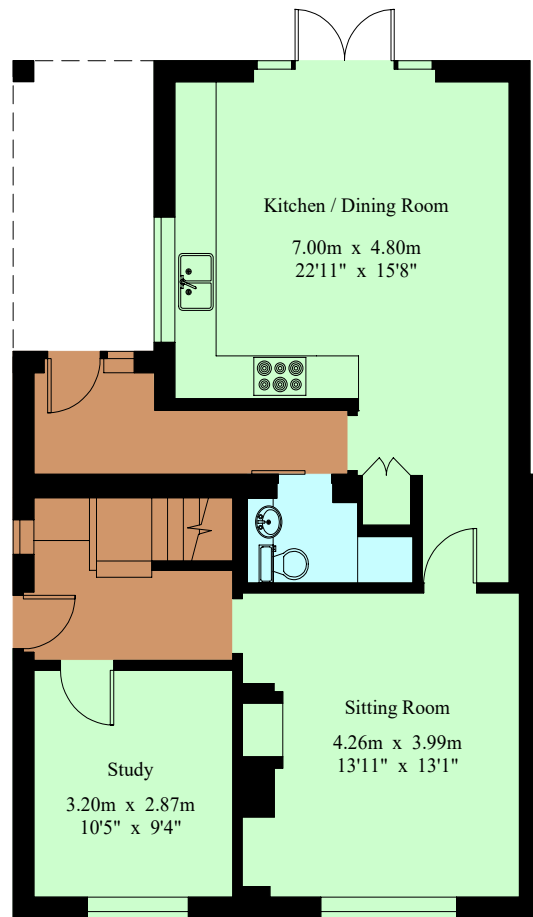
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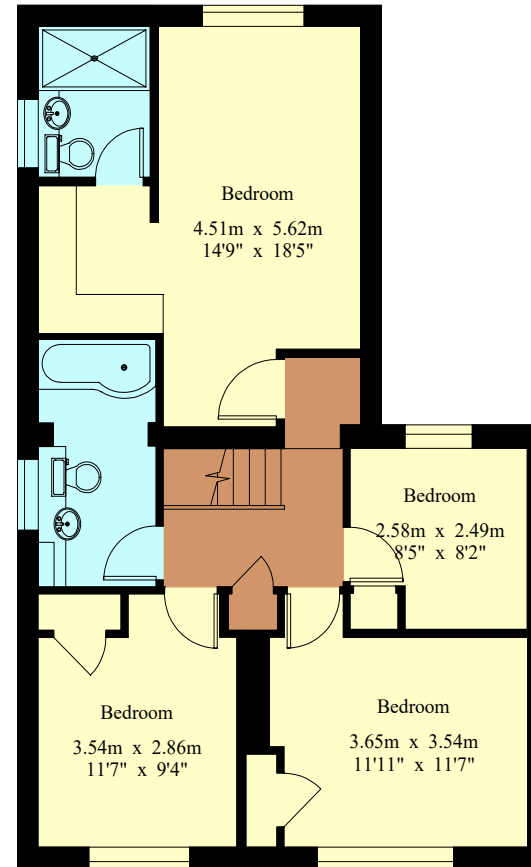


74 Mount Pleasant

Gross Internal Area : 139.4 sq.m (1500 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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