



96A Hilden Park Road, Hildenborough, Kent, TN11 9BW  
Guide Price: £540,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



\*Smart Modern Semi-Detached Family Home \*Convenient Residential Location  
\*Spacious Sitting/Dining Room \*Conservatory \*Downstairs Cloakroom  
\*Kitchen & Separate Utility Room \*Family Room/Snug  
\*Main Bedroom with En-suite Shower Room \*Two Further Double Bedrooms  
\*Family Bathroom \*Block Paved Driveway  
\*Enclosed South Facing Rear Garden

#### Description

An attractive modern semi-detached three bedroom family home, being one of an individual pair, offering bright and versatile living accommodation, finished in a neutral décor throughout. Situated in this well established residential area, just a short walk from local amenities.

#### Accommodation:-

- Covered porch canopy with exterior light and front door to entrance hallway with inset coir doormat, engineered oak flooring, stairs rising to the first floor, modern cloakroom and open archway leading to the:-
- Kitchen with aspect to front, fitted with a range of light wood finish wall mounted cabinets and base units of cupboards and drawers, ceramic sink, integrated dishwasher, electric ceramic hob with double oven below and fitted extractor over, built in microwave, space for freestanding fridge/freezer, larder cupboard, under cabinet lighting and Amtico flooring.
- Utility room fitted with a range of matching wall mounted cabinets and base units with laminate worktop, space and plumbing for washing machine and tumble dryer, water softener, cupboard housing gas fired Potterton boiler and ceramic tiled flooring.
- Family room/snug with aspect to front, led downlights and engineered oak flooring
- Sitting/dining room, a bright room with a lovely aspect to rear overlooking the garden, central limestone fireplace, deep built in under stairs storage cupboard, led downlights, engineered oak flooring and French doors opening through to the:-
- Conservatory, glazed on two sides with fitted blinds and French doors leading to the rear garden, wall light point, radiator and Amtico flooring.
- First floor landing with access to boarded and insulated loft space with drop down ladder and light.
- Main bedroom with aspect to rear and en-suite shower room, fitted with a white suite comprising vanity unit with cupboards, basin, concealed cistern toilet and bidet. Curved tiled shower cubicle, tiled walls and flooring, led downlights and chrome heated towel rail.
- Two further double bedrooms both with aspect to front.

- Family bathroom fitted with a white suite comprising panelled bath with wall mounted shower over and glazed screen, fitted vanity unit with cupboards and basin, concealed cistern toilet and small hand held bidet shower attachment. Airing cupboard housing water cylinder and heating controls, led downlights, chrome heated towel rail and ceramic tiled flooring.
- Front garden with block paved driveway offering off road parking for two vehicles, side access via gate to rear garden and outside water tap.
- Enclosed south facing rear garden mainly laid to lawn with terrace, fenced boundaries and timber garden shed.
- Services & Points of Note: All mains services. Double glazed windows. Gas central heating. Fibre broadband connection.
- Council Tax Band: E – Tonbridge & Malling. EPC: C

#### Hildenborough

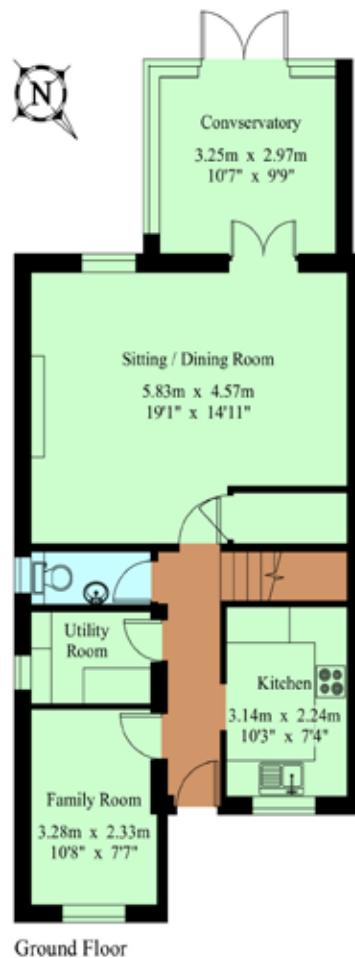
This popular village offers local shops and post office and amenities including medical centre, village halls offering social activities and classes, church, public house, library and Ridings Café. The weekly farmers' market is a popular meeting place for the local community, whilst the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street. 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.



Viewing Strictly By Appointment

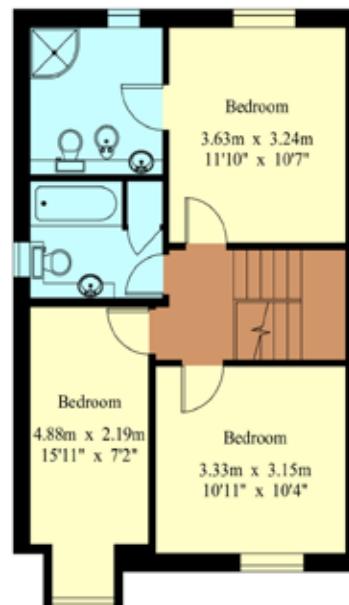
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**Gross Internal Area : 119.4 sq.m (1285 sq.ft.)**



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