



29 Elm Grove, Hildenborough, Kent, TN11 9HF
Guide: £540,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Smart Semi-Detached Family Home
- *Established Residential Area
- *Close to Stocks Green Primary School & Walkable to Local Amenities
- *Three Bedrooms
- *Modern Kitchen
- *Open Plan Sitting/Dining Room
- *Playroom Extension
- *Contemporary Family Bathroom
- *Cloakroom
- *Single Garage in Block
- *Front Garden & Block Paved Driveway
- *South Westerly Rear Garden with Brick Terrace

Description

Smart semi-detached extended three bedroom family home situated in a cul-de-sac position within the popular residential Brookmead development, walkable to popular schools and local amenities. The property has been updated and well maintained by the current vendors and enjoys the benefit of a rear extension currently utilised as a playroom and ample off road parking.

Accommodation:-

- The property is approached over a brick paved pathway leading to the enclosed entrance porch with cupboard housing Worcester gas fired boiler and front door leading to the:-
- Entrance hall with stairs rising to the first floor and doors through to the sitting room and kitchen. Cloakroom comprising low level macerator toilet and basin.
- Bright dual aspect sitting/dining room with window to front and bay window to side, central fireplace with coal effect gas fire and doors through to the playroom and kitchen.
- Modern kitchen fitted with a range of modern cream wall mounted cabinets and base units of cupboards and drawers, finished with laminate wood effect worktops and metro tiled splashback. Eye level single oven and microwave, five burner gas hob with stainless steel extractor over, fully integrated fridge freezer and space for washing machine. Inset downlighting, laminate wood effect flooring, under stairs storage cupboard, window overlooking the garden and door to the rear garden.
- Playroom extension glazed on two sides with double doors opening to the rear garden, smart laminate wood effect flooring, modern column radiator and wall light points.
- First floor landing with window to rear, access to insulated and boarded hatch with light and drop down ladder.
- Three bedrooms to the first floor, main double bedroom with aspect to front and fitted mirrored wardrobes, bright dual aspect second bedroom, third single bedroom currently utilised as a study.
- Refurbished family bathroom finished with a white contemporary suite comprising shower bath with tiled surround, wall mounted shower with rainfall head and glazed screen. Low level toilet, vanity sink unit, heated towel rail, further tiling to half height and laminate flooring.

- Attractive South Westerly rear garden mainly laid to lawn with fenced and mature hedged boundaries, attractive Norwegian Maple, shrub/flower borders. Block paved terrace and pathways with wooden gate to side.
- Area of front garden and lawn to the front with block paved parking area to the side and front of the garage. Single garage in block with up and over door to front, window and personal door to rear.
- Services and Points of Note: All main services. Gas central heating. Double glazed windows, replaced in 2021. Bathroom refurbished in 2023 and replacement carpets in 2020. Garage roof changed in current ownership.
- Council Tax Band: E – Tonbridge & Malling Borough Council. EPC: C

Hildenborough

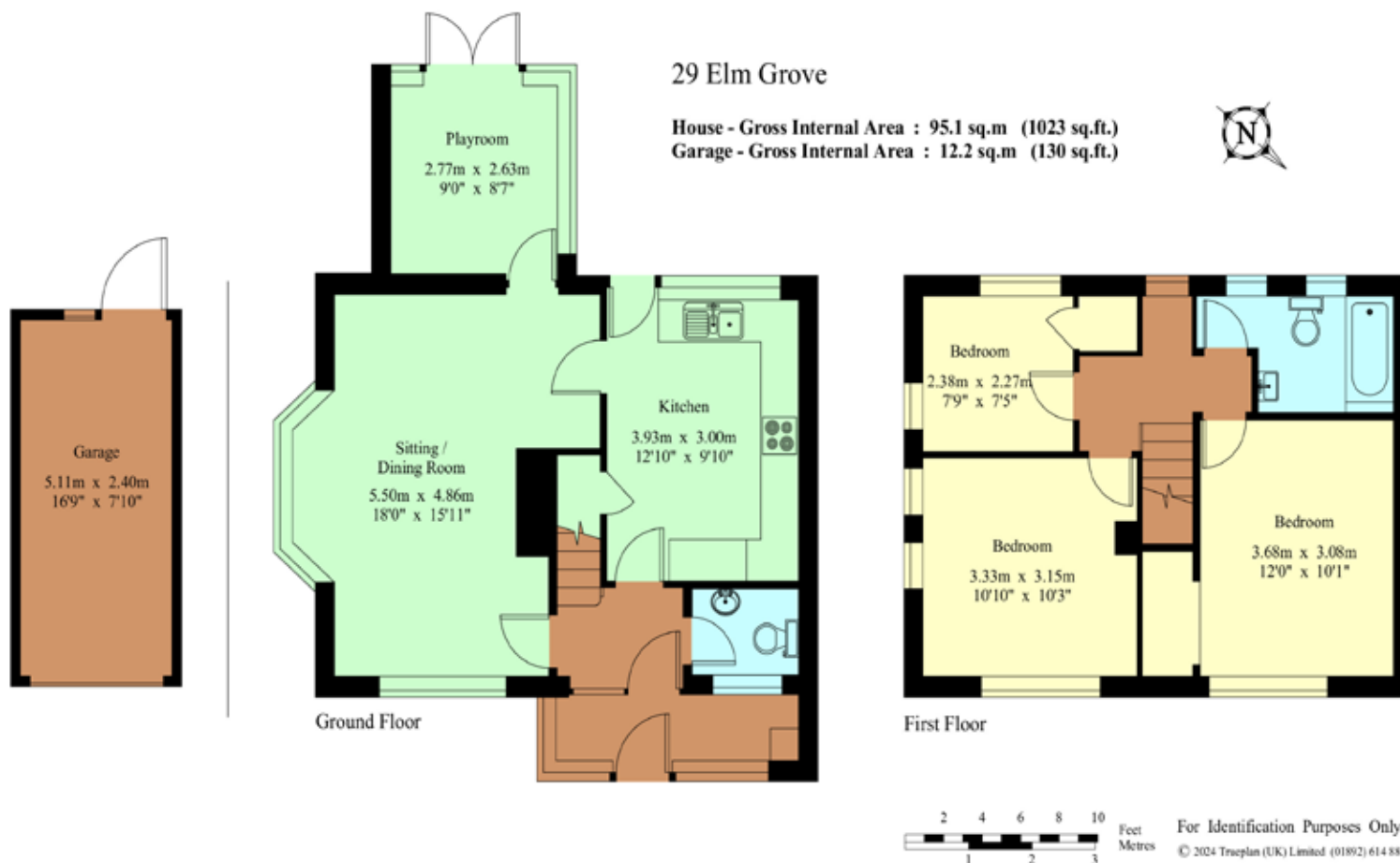
This popular village offers the One Stop shop/post office, chemist, hairdresser, Ridings café, medical centre, village halls, church, public house and library. The weekly farmers' market is a popular meeting place for the local community, and the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street. Well regarded schools include Stocks Green and Hildenborough primary schools, grammar schools in Tonbridge, Sevenoaks and Tunbridge Wells including Judd and The Skinners School, together with Sackville in the village. 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 the nearby town Tonbridge offers comprehensive shopping and recreational facilities and a Main Line Station. 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

01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk



James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

