



28 Hawden Close, Hildenborough, Kent, TN11 9BP
Guide: £485,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Semi-Detached Three Bedroom Family Home

*Popular Residential Close backing Fields

Open Plan Kitchen/Dining Room Sitting Room *Cloakroom

*Refurbished Family Bathroom *Attached Single Garage *Driveway

*Private South Facing Rear Gardens adjoining Farmland

Description

This semi - detached extended three bedroom family home is situated in a quiet residential cul-de-sac on the south side of Hildenborough, close to local schools and amenities and enjoys a delightful open outlook over fields to the rear. The property is presented in good decorative order throughout enjoying a private south facing rear garden with an open outlook over fields, off road parking and attached single garage.

Accommodation

- Front door leading to the Kitchen/dining room comprising a range of matching wood finish wall mounted cabinets and base units of cupboards and drawers, electric cooker with five ring gas hob, space and plumbing for washing machine, integrated Bosch dishwasher, pull out larder unit, space for freestanding fridge/freezer, window with aspect to front. Step up to dining area, with door providing access to side and cupboard housing Worcester conventional boiler.
- Hallway having wood flooring, staircase rising to first floor with understairs cupboard and door to cloakroom comprising modern suite with concealed cistern w.c and vanity basin. Open doorway through to:-
- Bright sitting room having patio doors opening out onto the rear garden and lovely outlook over the garden and farmland.
- First floor landing having window to side, loft access and airing cupboard housing hot water cylinder.
- The first and second bedrooms enjoy a delightful aspect to the rear with outlook over the surrounding fields. Third bedroom with aspect to front.
- Refurbished family bathroom, fitted with a modern contemporary white suite comprising panelled bath, Aqualisa shower, concealed cistern w.c, large square basin and vanity unit, contemporary wall tiling and complementing ceramic tiled flooring.
- Attached single garage with up and over door to front, gas and electric meters and fuse board, power and light. Driveway to front with space for two cars and path to front door.



- Private south facing rear garden enjoying delightful open outlook over farmland and the surrounding countryside. Decked terrace to the rear of the property predominately laid to lawn with fenced boundaries. Nearby access to public footpaths and countryside walks.
- All main services. Gas central heating.
- Council Tax Band: E – Tonbridge & Malling Borough Council
- 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 with commuter bus service to the station. 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.



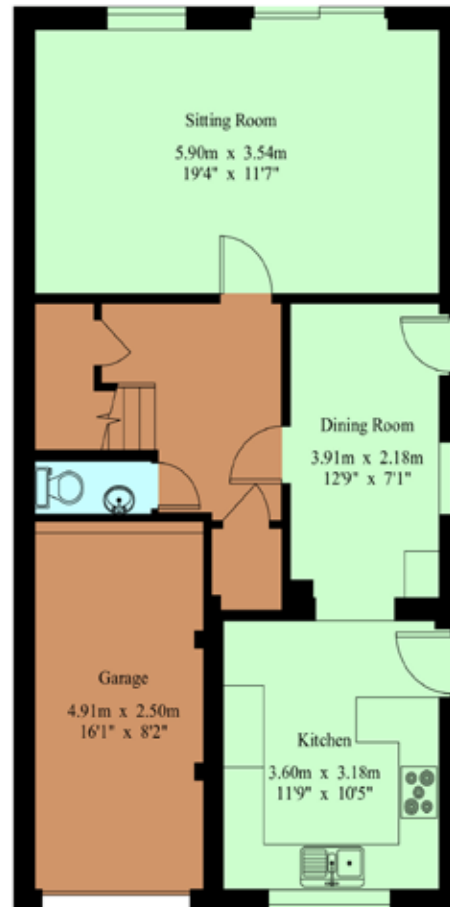
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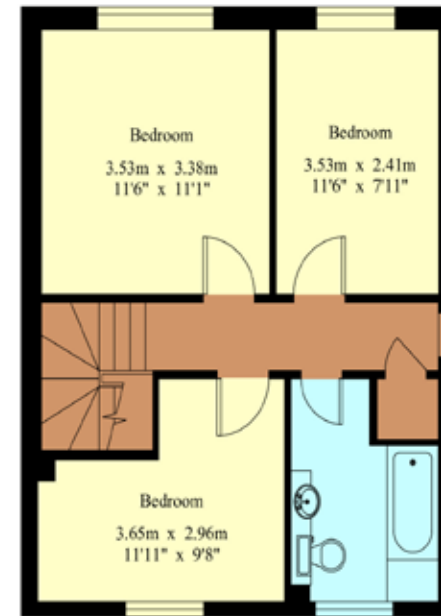
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Gross Internal Area : 114.1 sq.m (1228 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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