



28 Fairfield Way, Hildenborough, Kent TN11 9EU  
Guide: £650,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Extended Detached Gough Cooper Family Home
- \*Popular Residential Location
- \*Three Bedrooms \*Sitting Room \*Extended Dining Room
- \*Kitchen/Breakfast Room \*Cloakroom \*Family Shower Room
- \*Block Paved Driveway \*Front Garden
- \*Good sized south facing Secluded Rear Garden
- \*Garage \*Scope for Extension subject to Planning Permission
- \* No Onward Chain

#### Description

This highly sought after Gough Cooper detached and extended three bedroom family home occupies a generous plot in a desirable location, featuring a well-maintained and secluded south-facing rear garden. Having been a much-loved home under the same ownership for many years, the property has been carefully maintained and tastefully decorated throughout, while still offering excellent potential for further extension, subject to the usual planning permissions.

#### Accommodation

- Glazed front door leading to spacious hallway, having stairs rising to the first floor, cloakroom and coat cupboard.
- Dining room extension with window over the garden and wooden and glazed door opening through to the spacious sitting room.
- Dual aspect bright sitting room having central marble surround fireplace with fitted coal effect electric fire (untested) and French doors leading out onto the terrace and rear garden.
- Fitted kitchen/ breakfast room with views over the garden, a range of contemporary cream gloss wall cabinets and base units of cupboards and drawers finished with wood effect laminate worktops and splash backs. Space and plumbing for washing machine, gas hob and electric oven, fitted fridge freezer. Storage cupboard built in pantry and Worcester conventional boiler. Vinyl tiled flooring. Door to the side providing access to the rear garden.
- Spacious and light first floor landing with access to loft via hatch.
- Main double bedroom with aspect to rear and triple fitted wardrobes. Second double Bedroom with aspect to rear both overlooking the garden. Third single bedroom with aspect to front.
- Family Bathroom fitted with a white suite comprising shower enclosure with glazed door and Aqualisa shower, close coupled w.c, basin, ceramic tiling to ceiling. Vinyl floor tiling.



- Block paved driveway offering off road parking and garden to the front comprising an area of lawn with shrub/flower borders.
- South facing level private rear garden, mainly laid to lawn with mature shrub and flower borders and fenced boundaries. Paved terrace with low retaining wall, paving to one side with greenhouse and side access to front via wooden gate.
- All main services. Gas central heating. Double glazed windows.
- Council Tax Band: E - Tonbridge & Malling Borough Council
- EPC: D

#### Hildenborough

This popular village offers local shops and post office and amenities including medical centre, village hall, 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 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 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.



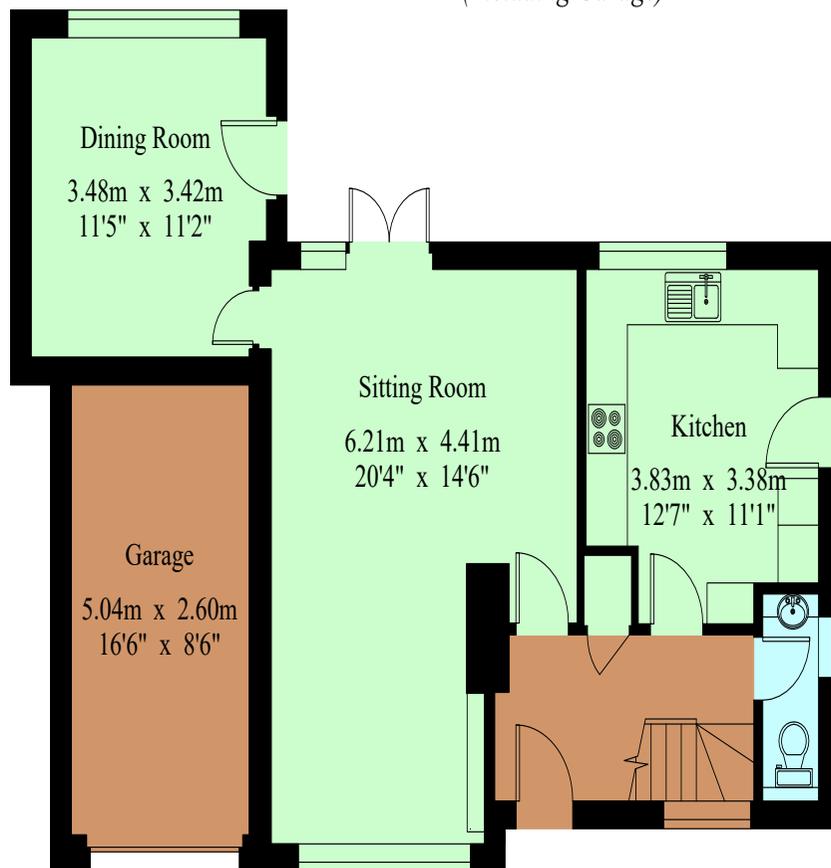
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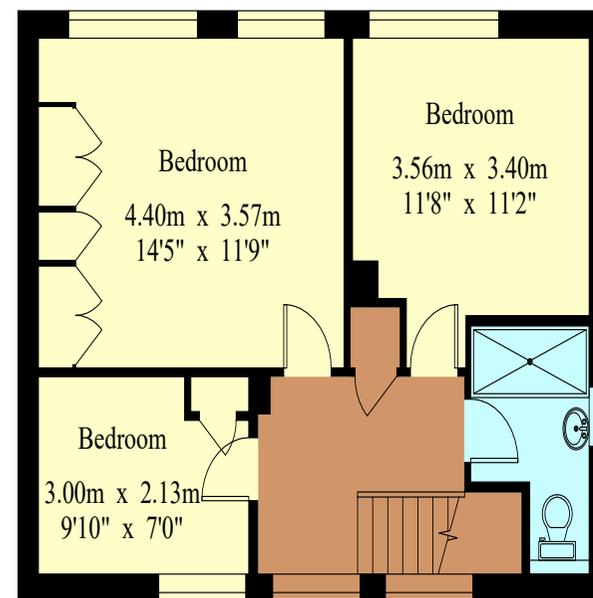
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# 28 Fairfield Way

Gross Internal Area : 122.3 sq.m (1316 sq.ft.)  
(Including Garage)



Ground Floor



First Floor



For Identification Purposes Only.

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