



Park View, 53 Mount Pleasant, Hildenborough, Kent TN11 9JJ
Guide Price: £550,000 - £560,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Delightful Character Detached Family Home
 *Central Village Situation *Two Double Bedrooms *Nursery/Study
 *Close to Local Schools, Amenities & Recreation Ground
 *Sitting Room *Separate Dining Room *Modern Fitted Kitchen
 *Boot Room *Ground Floor Bathroom *First Floor Shower Room
 *Landscaped Gardens *Block Paved Driveway
 *No Onward Chain

Description

Delightful detached two bedroom, one nursery/study family home, situated in a highly convenient location within walking distance of local amenities. Believing to date from the 1920's this beautifully presented property has been skilfully refurbished and decorated in neutral tones, enjoying landscaped gardens and parking and is being sold with the benefit of no onward chain.

Accommodation

- Entering into the welcoming entrance hallway with staircase rising and turning to the first floor and character porthole window.
- Bright dual aspect sitting room with attractive bay sash window to front with fitted half wooden shutters and cashmere oak luxury vinyl flooring.
- Ground floor contemporary bathroom, fitted with a white suite comprising compact bath, close coupled toilet and wall mounted basin, finished with luxury contrasting tiling and wood effect tiled flooring.
- Dining room with aspect to rear, fitted cupboard, fireplace with space for electric stove and continuation of the luxury vinyl flooring. Large painted larder cupboard to remain and open archway through to the:-
- Smart modern kitchen by Wren fitted with a range of wall mounted cabinets and base units of cupboards and drawers with contrasting wood block worktops and metro tiled splashbacks. Ceramic sink unit, integrated fridge/freezer, Bosch electric oven and induction hob with fitted extractor over, integrated slimline dishwasher and integrated washing machine.
- Boot Room, located off the kitchen, a useful space with painted exposed brick walls, wood effect tiled flooring and original stained glass window and timber door giving access to the garden.
- First floor landing with access to part boarded loft via hatch with retractable ladder and light and window to front. Airing cupboard housing Vaillant gas boiler.
- Dual aspect main bedroom with fitted wooden shutters and bank of wall to wall fitted wardrobes. Second double bedroom with aspect to front and nursery with aspect to side, currently utilised as an office.
- First floor contemporary family shower room, fitted with a white suite comprising concealed cistern toilet, countertop basin and walk-in shower enclosure with rainfall head, finished with striking contrasting metro tiling and wood effect tiled flooring.



- Block paved driveway to the front with gate, pathway and steps leading to the front door, wooden gate providing access to the garden.
- Attractive rear garden with hit and miss fenced boundaries, newly laid lawn and Indian stone terrace and pathways, further terrace to rear with raised border/vegetable garden and hedged boundary. External lighting and tap.
- Services and Points of Note: All mains services. Gas central heating. Double glazed windows, replaced December 2021. Exterior doors replaced March 2022. Chimney lowered and roof retilled in 2023. Solid oak internal doors.
- 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 fast 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 bypass 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

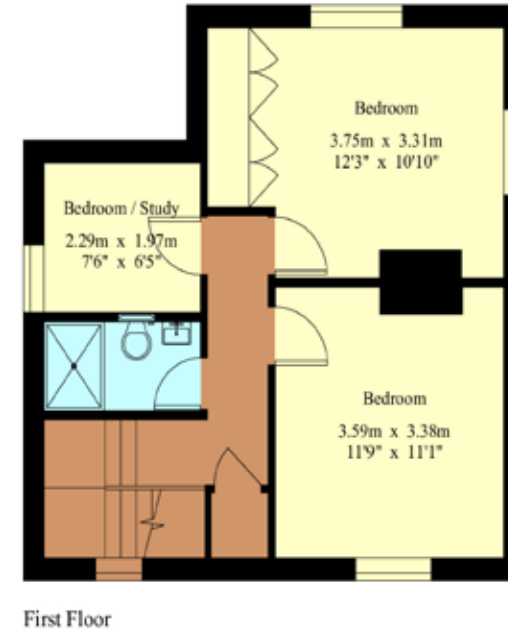
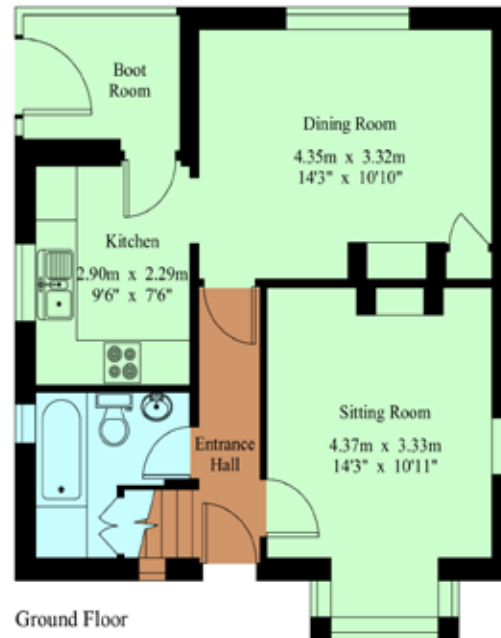
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53 Mount Pleasant

Gross Internal Area : 93.3 sq.m (1004 sq.ft.)



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