



48 Elm Grove, Hildenborough, Kent TN11 9HF  
Guide Price: £700,000 - £725,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





- \*Detached Extended Gough Cooper Family Home
- \*Popular Well Established Residential Area
- \*Four Bedrooms
- \*Spacious Open Plan Sitting/Dining Room
- \*Stylish Kitchen/Breakfast Room
- \*Refurbished Cloakroom
- \*Main Bedroom with Shower Cubicle
- \*Contemporary Family Bathroom
- \*Good Sized Level Rear Garden
- \*Front Garden, Block Paved Driveway & Integral Garage

#### Description

Smart Gough Cooper detached four bedroom house situated in a quiet cul-de-sac in this sought after residential area, within easy reach of Stocks Green Primary School, transport links and local amenities. This versatile family home is presented in lovely order throughout, with large rear garden, integral garage and block paved driveway.

#### Accommodation:-

- Covered entrance porch with front door leading to the spacious entrance hallway with oak flooring, attractive papered walls and stairs rising to the first floor. Doors off the hallway lead to the integral garage and ground floor refitted contemporary fully tiled cloakroom.
- Open plan sitting/dining room, a dual aspect space with dividing archway, newly fitted carpets, bay window to front, window overlooking the rear garden and door to terrace. Central fireplace with mantle, hearth and inset cast iron fireplace with tiled cheeks.
- Modern kitchen fitted with a range of gloss cream wall mounted cabinets and base units of cupboards and drawers, contrasting wood block laminate worktops and metro tiled splashback. Kenwood integrated dishwasher, Miele single oven, four ring gas hob with extractor over. Bank of tall units incorporating integrated fridge/freezer and pull out storage racks, built in larder cupboard, further built in cloak cupboard, separate breakfast bar with picture window overlooking the garden, inset led downlighting and door to side.
- First floor Landing with picture window having outlook over the garden, inset led lighting, access to loft hatch with drop down ladder and light. Two fitted cupboards, one storage and one airing cupboard housing Ideal gas condensing boiler.
- Main bedroom having an aspect to front, laminate wood flooring, wall to wall fitted wardrobes, recessed dressing table and separate shower enclosure. Second double bedroom with aspect to side and door through to the fourth bedroom having aspect to front. Third double bedroom with aspect to rear overlooking the garden.
- Contemporary family bathroom fitted with a white suite comprising panelled shower bath, pedestal basin, low level toilet, ceramic wall tiling and contrasting ceramic tiled flooring with opaque window.
- The large rear garden is a particular feature and is predominantly laid to level lawn with terrace/seating area, mature tree, shrubs and fenced boundaries. Timber shed and compost area to far rear, access to side via wooden gate and further wooden storage shed spanning the length of the property.





- Integral garage with window, up and over door to front, power and strip lighting. Utility area having space and plumbing for washing machine and tumble dryer.
- Block paved brick driveway offering ample off road parking leading to the garage, area of lawn to side, external socket and lighting.
- Services: All mains services. Gas central heating with Nest controls. Double glazed windows. Lapsed planning for rear, front and loft extension Ref: 17/03462/FL.
- Council Tax Band: F - Tonbridge & Malling Borough Council
- EPC: D

#### 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.



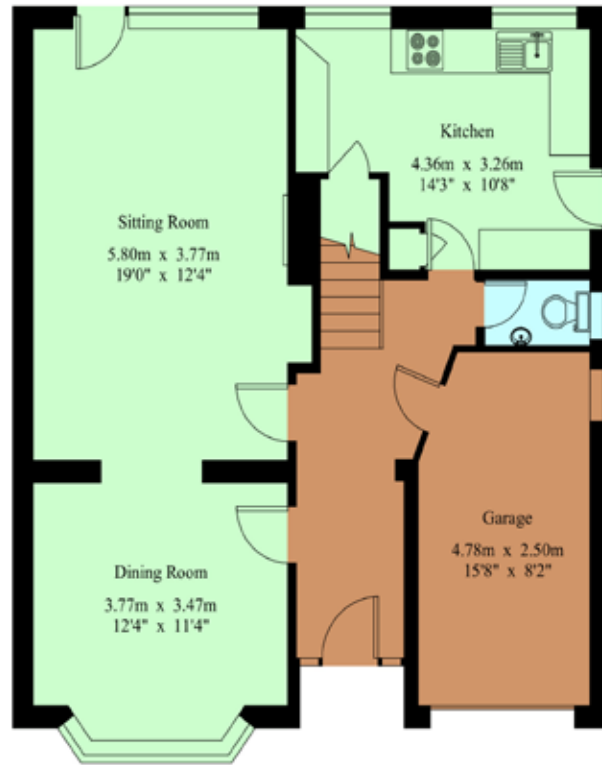
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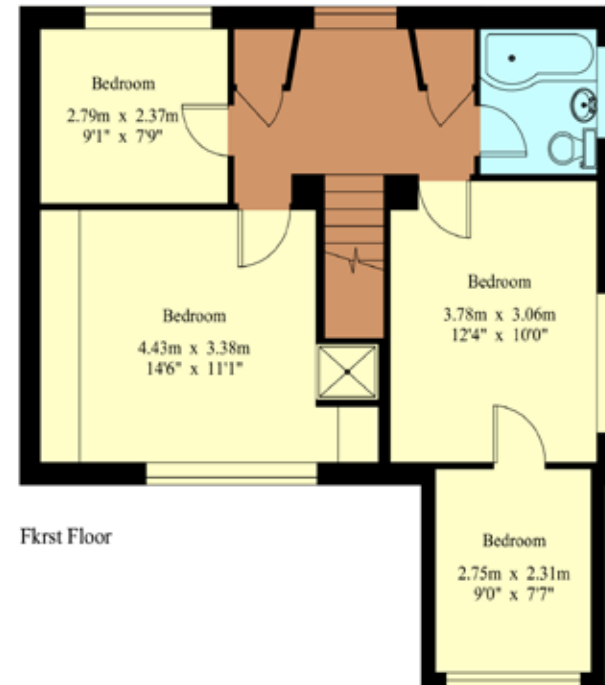
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## 48 Elm Grove

**Gross Internal Area : 129.8 sq.m (1397 sq.ft.)**  
(Including Garage)



Ground Floor



Fkirst Floor



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