



Rose Villas, 90 Hilden Park Road, Hildenborough, TN11 9BW  
Guide: £585,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





- \*Smart Halls Adjoining Victorian Semi-Detached Family Home
- \*Open Plan Sitting/Dining Room & Woodburning Stove
- \*Shaker Style Kitchen \*Four Bedrooms
- \*Spacious Family Bathroom \*Second Floor Contemporary Shower Room
- \*Attached Garage \*South Westerly Rear Garden & Decked Terrace
- \*Insulated Garden Room/Home Office
- \*Lapsed Planning for Double Storey Side Extension Ref:16/01506/FL

#### Description

A smartly presented four bedroom Victorian semi-detached home, situated on a generous corner plot with potential to further extend subject to planning. The property enjoys high ceilings, character features, and offers versatile family living arranged over three floors, enjoying enviable views from the second floor across neighbouring rooftops to open countryside.

#### Accommodation

- Approached over a paved driveway with pathway leading to the front door. Entrance hallway with staircase rising to the first floor, dado rail and engineered oak flooring.
- Bright dual aspect open plan sitting/dining room with dividing square archway, windows to front and rear both having fitted half shutters. Bespoke cupboard and shelving fitted to recesses, fireplace with wood burning stove set on a slate hearth. Engineered oak flooring throughout and inset lighting with dimmer switches. Understairs coat/storage cupboard and wooden and stained glass door leading to the kitchen.
- Shaker style painted kitchen fitted with a range of wall mounted cabinets and base unit of cupboards and drawers with contrasting woodblock effect worktops and metro tiled splashback. Smeg six ring gas range cooker with extractor over and glass splashback, inset ceramic sink, space for concealed washing machine and dishwasher, cupboard housing Vaillant gas boiler and space for upright fridge/freezer. Vinyl parquet style flooring, inset lighting and glazed door leading to the garden.
- First floor landing with stairs rising to the second floor. Main bedroom with window to front and pretty cast iron fireplace. Further dual aspect double bedroom with attractive outlook to rear.
- Victorian style family bathroom comprising free standing roll top slipper bath, walk in shower enclosure with Aqualisa thermostatic shower, rainfall head, glazed screen and digital remote controls. Concealed cistern toilet, square wall mounted basin, heated ladder towel rail, metro wall tiling and attractive ceramic tiled floor.
- On the second floor the loft extension provides two further bedrooms, the larger having two skylight windows, inset lighting and eaves storage, the other with feature apex window offering countryside views over the rooftops.
- A contemporary tiled shower room comprising walk in shower cubicle with Aqualisa shower, rainfall head and glazed screen, vanity basin and close coupled toilet.
- Externally a paved driveway offers off road parking to the front of the garage, with low brick wall and shrub borders, access to the rear garden via a walled and brick arched wooden gate. Garage with up and over door to front, window and personal door to the rear, power and light.



- The south westerly rear garden is predominately laid to lawn with paved and decked terrace, fenced boundaries, shrub borders and fruit trees. Situated to the rear of the garden is the fully insulated garden room having double glazed windows and doors, power and light, offering a variety of uses, currently utilised as a gym.
- Services: All mains services. Gas central heating. Double glazed windows.
- Council Tax Band: E – Tonbridge & Malling Borough Council
- EPC: D

#### Situation

The property is conveniently located on the Tonbridge/Hildenborough borders with the popular towns of Sevenoaks and Tunbridge Wells nearby. Close to public footpaths leading to numerous country walks direct from the doorstep. The recently opened Never Say Never Elite pub and the BP garage with M&S food which offers day to day amenities. The popular village of Hildenborough offers local shops, 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. Tonbridge is a market and commuter town situated on the banks of the river Medway with Norman Castle and riverside park, offering an excellent range of High Street shops, supermarkets, coffee shops and restaurants. Main line stations in Tonbridge and Hildenborough offer fast frequent services to London Charing Cross/Cannon Street and London Bridge. The A21 by-pass links to the M25 motorway network to London, the south coast, major airports, the Channel Tunnel and Bluewater shopping centre. Well regarded primary schools include Stocks Green and Hildenborough CofE. Grammar schools in Tonbridge, Sevenoaks and Tunbridge Wells including Judd, Tonbridge Grammar School and Weald for Girls and The Skinners School. Private schools including Sackville, Hilden Oaks, Hilden Grange Sevenoaks and Tonbridge School. State secondary schools in Tonbridge including Hayesbrook and Hillview. Leisure facilities include Tonbridge Park offering open air swimming pool, tennis courts and children's play areas. Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.



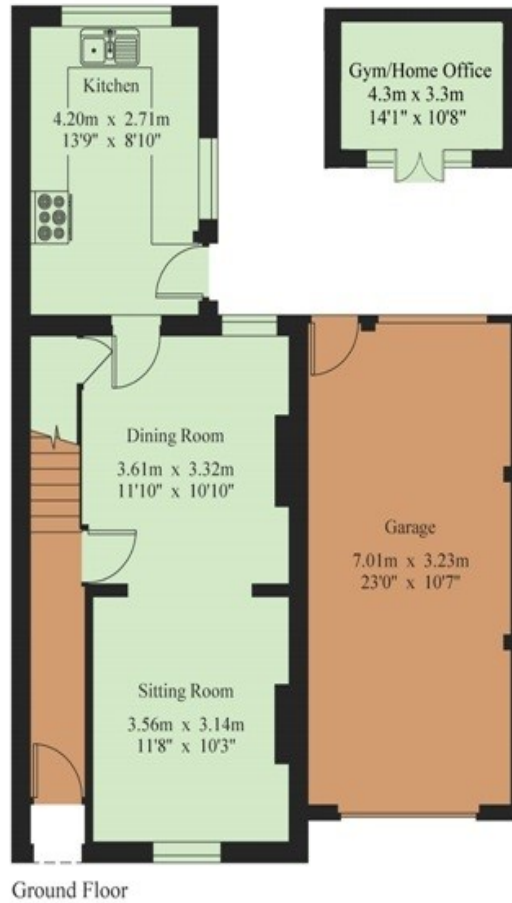
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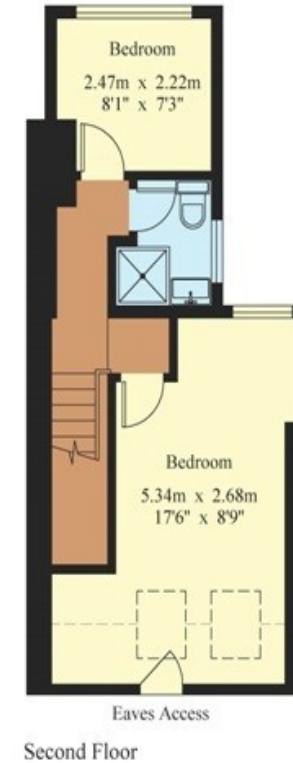
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## 90 Hilden Park Road

**Gross Internal Area : 154.99 sq.m (1,668.29 sq.ft)**  
(Including Garage & Home Office)



----- Restricted Height



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