



11 Riding Lane, Hildenborough, Kent TN11 9HX
Guide Price: £695,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Immaculate Semi-Detached Extended Family House
- *Walking Distance to Station, Local Primary Schools & Amenities
- *Three Double Bedrooms *Spacious Sitting Room
- *Smart Kitchen/Dining Room Extension *Utility & Cloakroom *Main Bedroom with En-Suite & Juliette Balcony
- *Contemporary Family Bathroom *Generous Driveway
- *Attractively Landscaped Front and Rear Gardens

Description

A unique opportunity to acquire this extended semi-detached three bedroom family house, situated in a prime position within the village. This delightful property has been expertly extended, remodelled and updated throughout in recent years including a stunning kitchen/dining room extension across the rear with vaulted ceilings and bifold doors, ideal for modern family life.

Accommodation

- This delightful village home is approached through a five bar gate and over a generous landscaped driveway with steps to the front door. Enclosed entrance porch and hallway having stairs rising to the first floor.
- Bright sitting room with aspect to front and central focal fireplace fitted with a Clearview wood burning stove, fitted cupboards and display shelf to recesses. Smart Amtico flooring and led downlighting, seamlessly connecting to the open plan kitchen/living areas with bespoke fitted workstation.
- Contemporary kitchen/dining room extension flooded with light having roof lantern and bifold doors across the rear opening out onto the rear terrace, ideal for summer entertaining. Kitchen fitted with a modern shaker style range of wall mounted cabinets and base units of cupboards and drawers with contrasting quartz worktops. Ceramic sink, integrated dishwasher, Belling range cooker with extractor over, integrated fridge/freezer, wine cooler and matching island unit with breakfast bar return. Continuation of the Amtico flooring with underfloor heating and led downlighting.
- A corridor off the kitchen provides access to the side, door to understairs storage area and door to the useful utility/cloakroom fitted with base cupboards, under mounted sink with quartz worktop and upstands. Space and plumbing for washing machine, close coupled toilet, basin and chrome heated towel rail.
- First floor landing with access to loft space via hatch with drop down ladder and light.
- Main bedroom with aspect to rear, French doors and Juliette balcony overlooking the rear garden and modern contemporary en-suite shower room with walk in shower and underfloor heating. Two further double bedrooms one with aspect to rear and one with aspect to front and fitted wardrobes.



- The Victorian style family bathroom completes the first floor accommodation, fitted with a white suite comprising panelled bath with shower over and glazed screen, vanity basin and close coupled toilet, finished with metro wall tiling and attractive tiled flooring with underfloor heating.
- Landscaped rear garden, porcelain tiled terrace, ideal for summer entertaining, lawn and established shrub/flower borders and hedged boundary to rear, part walled and venetian fenced boundaries. Timber covered side passage providing access to front with workbench and storage sheds. External tap and power sockets.
- Services and Points of Note: All mains services. Gas central heating, combination boiler sited in the loft, replaced in 2021, underfloor heating to kitchen extension en-suite and bathroom. Double glazed windows replaced 2021.
- 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, walkable from the property. 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.



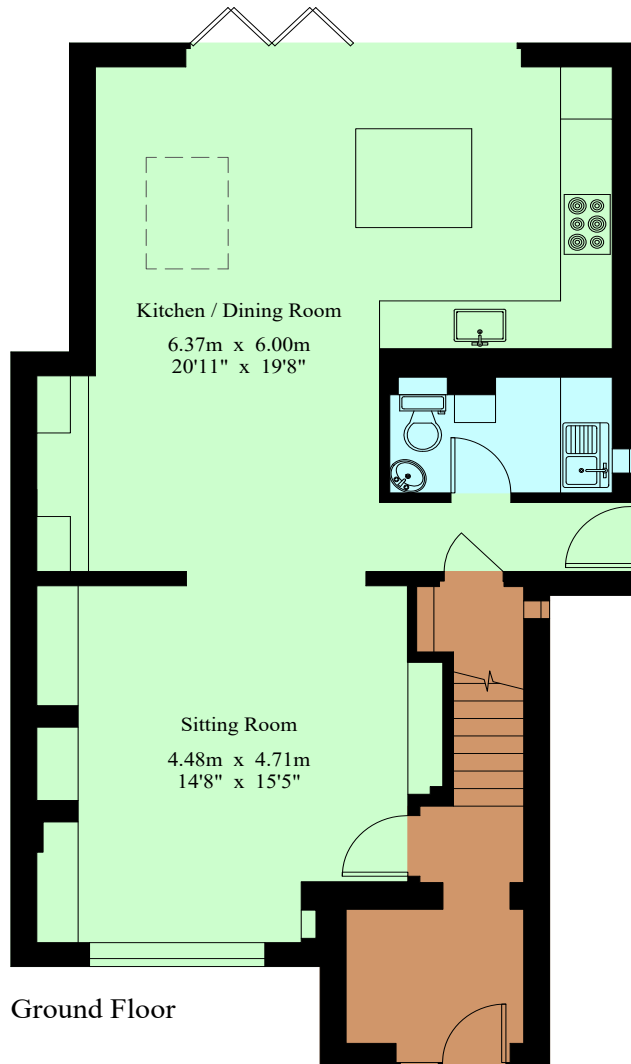
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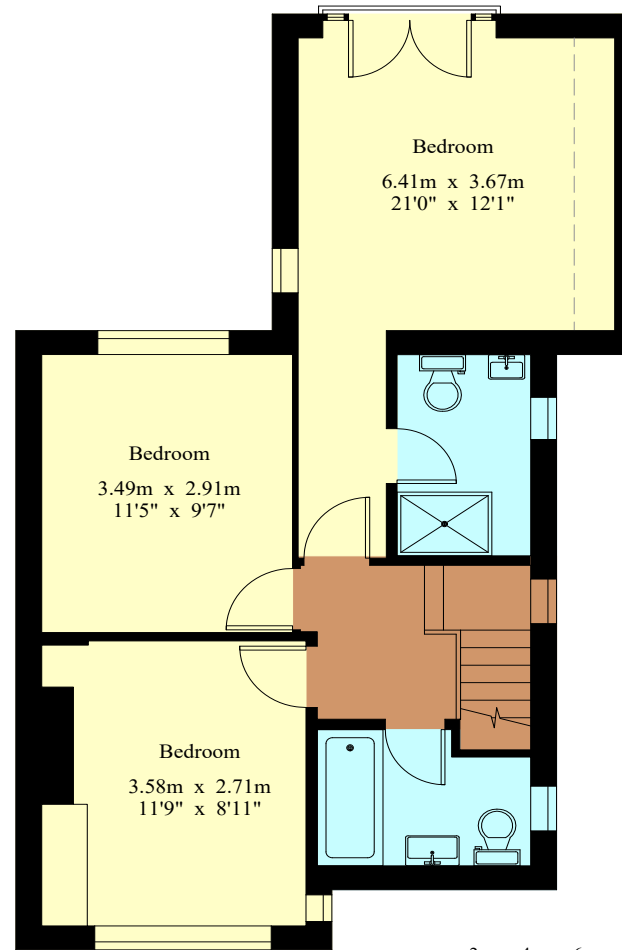
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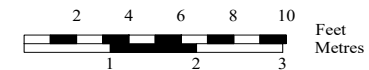
Gross Internal Area : 121.6 sq.m (1309 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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