



20 Meadway, Hildenborough, Kent TN11 9HA  
Guide: £550,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





- \*Gough Cooper Extended Semi-Detached Family Home
- \*Popular Residential Cul-De-Sac Location
- \*Three Bedrooms
- \*Sitting Room
- \*Separate Dining Room
- \*Conservatory
- \*Modern Kitchen/Breakfast Room
- \*Utility/Cloakroom
- \*Contemporary Family Bathroom
- \*Block Paved Driveway
- \*Single Garage
- \*Front & Attractive Rear Garden

#### Description

An opportunity to acquire this attractive Gough Cooper semi-detached three bedroom family home, situated in this quiet residential cul-de-sac within the popular Brookmead development, close to Stocks Green Primary School and local amenities. This delightful property has been updated by the current vendors providing modern living spaces, coupled with a conservatory extension and attractive rear garden.

#### Accommodation

- The property is approached over a block paved driveway and pathway leading to the enclosed entrance porch and front door. Entrance hallway having stairs rising to first floor with understairs storage, Nest heating control.
- Sitting room with window to front overlooking the garden, central feature tiled fireplace, door to dining room having part glazed door with side windows leading to the conservatory, fitted by Anglian, a bright functional versatile family space, glazed on two sides with French doors opening out onto the garden.
- Modern refurbished kitchen/breakfast room fitted with a range of white wall mounted cabinets and base units of cupboards and drawers with complementing wood block worktops and metro tiled splashbacks. Sink unit under window with lovely outlook over the garden, Lamona gas range cooker with glazed splashback and hood over, space for dishwasher, space for fridge and fitted pantry. Smart engineered oak flooring and LED lighting throughout the space.
- A door from the kitchen leads through to the utility/cloakroom comprising close coupled toilet, basin, space and plumbing for a washing machine and tumble dryer, sink unit with base cupboard and door leading to the garage.
- Integral single garage, up and over door to front, power and light, wall mounted Worcester gas fired boiler and gas meter.
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- First floor landing with window to side and access to part boarded loft space via hatch with drop down ladder and light.
- Main bedroom with aspect to front and fitted wardrobes. Second double bedroom having an aspect to rear overlooking the garden and fitted wardrobe, overhead storage and bookshelf and third bedroom with aspect to front currently utilized as a study.
- Contemporary family bathroom fitted with a white suite comprising bath with shower over, glazed screen and tiled splashback, vanity basin and close coupled toilet. Opaque window, smart travertine wall and floor tiling and LED lighting.



- Delightful rear garden mainly laid to lawn with tree lined outlook enjoying mature tree and shrub/flower borders offering a variety of interest including roses, hydrangea, rhododendrons, Japanese maple and fruit trees. Fenced and mature hedging to the boundaries. Front garden laid to lawn with shrub/flower borders.
- All main services. Gas central heating with Nest controls. Double glazed windows. Ring doorbell.
- Council Tax Band: E – Tonbridge & Malling Borough Council
- EPC: C

#### Hildenborough

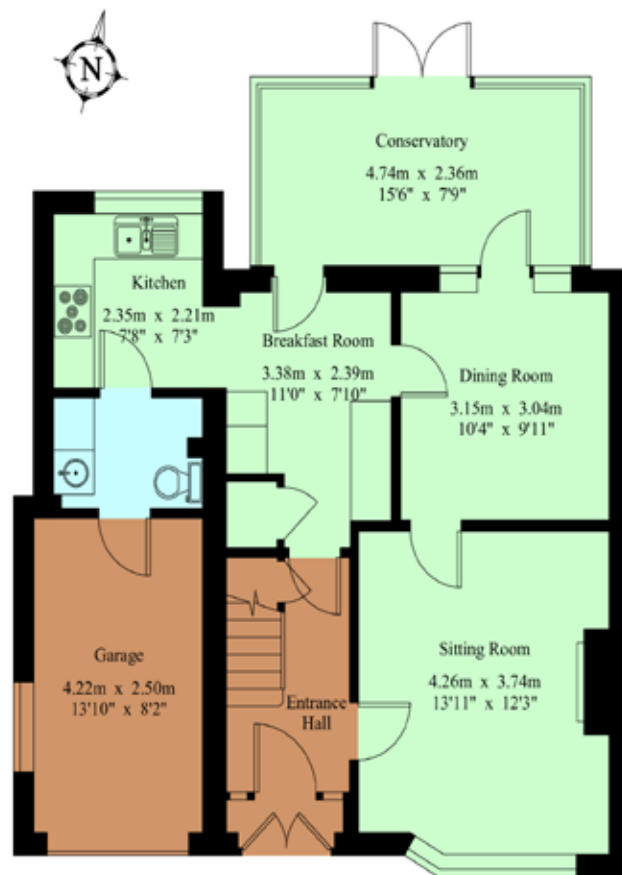
The property is situated in a favoured residential area, approximately one mile from the centre of this popular village offering the One Stop shop/post office, chemist, hairdresser, Ridings café, medical centre, village halls, church, public house and library. The weekly farmers' market is a popular meeting place for the local community, and 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 private sector Sackville and Fosse Bank in the village and renowned Sevenoaks School and Tonbridge School. 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 the nearby town Tonbridge offers comprehensive shopping and recreational facilities and a Main Line Station. 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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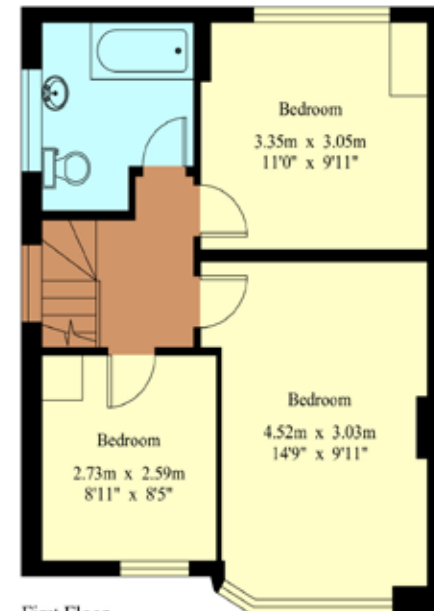




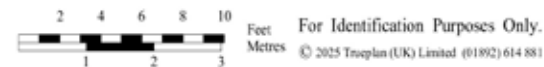
Ground Floor

## 20 Meadway

Gross Internal Area : 119.2 sq.m (1283 sq.ft.)  
(Including Garage)



First Floor



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