



39 Ashley Road, Hildenborough, Kent, TN11 9ED  
Guide: \$450,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Extended Detached Craftcast Bungalow
- \*Quiet Residential Area
- \*Spacious Sitting/Dining Room
- \*Two Double Bedrooms
- \*En-suite Shower Room
- \*Modern Kitchen
- \*Double Glazed Conservatory
- \*Front Garden with Driveway
- \*Secluded Rear Garden
- \*Detached Garage
- \*Chain Free

#### Description

This charming, detached bungalow occupies a secluded location within Ashley Road and benefits from a spacious lounge/dining room extension with a conservatory overlooking the well maintained garden. There are two double bedrooms, an en-suite, modern kitchen and detached garage. Offered to the market with no onward chain.

#### Accommodation

- On entering this property you find a bright L-shaped carpeted entrance hallway with built in cupboard, heating thermostat and access to loft for ample storage or potential to extend subject to planning.
- Off the hallway you will find a double bedroom with aspects over the front garden and space for ample storage with neutral carpet.
- Principle large double bedroom with aspects over the rear patio and garden, an en-suite shower room with heated towel rail, wash basin vanity unit, toilet, shower cubicle and vinyl flooring.
- Family shower room (previous bathroom) with built in wash basin and toilet unit surrounded by storage units. Large shower cubicle, heated towel rail and vinyl flooring.
- Bright first floor landing with access to insulated and boarded loft space with retractable timber loft ladder and light.
- Dual aspect modern shaker style kitchen with base units and wall cabinets, underlit with LED lighting and space for washing machine, fridge freezer and dishwasher or tumble dryer. Quartz effect worktops with tiled walls, Bosch induction hob with Hotpoint extractor and chest height built in Bosch double oven, 1¼ contrasting sink with mixer tap and Worcester combination boiler housed in shaker cupboard unit. Views through a decorated glass pane to:-
- Spacious open plan extended sitting/dining room, neutrally decorated with focal brick fireplace housing a log burning stove, space for living room furniture, dining table and side units whilst also providing space for a desk and study area.
- The spacious conservatory is attached to the dining room by double glazed sliding doors and provides views over the well maintained rear garden. The part brick built conservatory consists of an opaque roof, central heating, laminate flooring, double glazed windows and French doors providing access out into the garden.
- The secluded well maintained rear garden is mainly laid to lawn and bordered by flower beds, mature shrubs and 6ft fencing with two block paved patio areas and a separate decorative seated area at the end of the garden. The garden also houses a garden shed with power, wood store, external power sockets and tap.



- The front garden is mainly laid to lawn with flowerbeds along the boundary wall and further decorative potted plants around the property. There is ample off street parking on the block paved driveway with a double gate providing side access.
- The double gated side access provides the opportunity for further parking on one of the rear gardens block paved patios, with direct access to a pitch roofed, double glazed detached garage that contains power, a workbench and ample storage units.
- Services & Points of Note: All mains services. Gas fired central heating. Double glazed windows.
- Council Tax Band: E – 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 Weald of Kent, Judd and The Skinners School. Private schools including Sackville in the village, Hilden Grange and Tonbridge School and Leigh Academy state secondary schools in Tonbridge. 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.



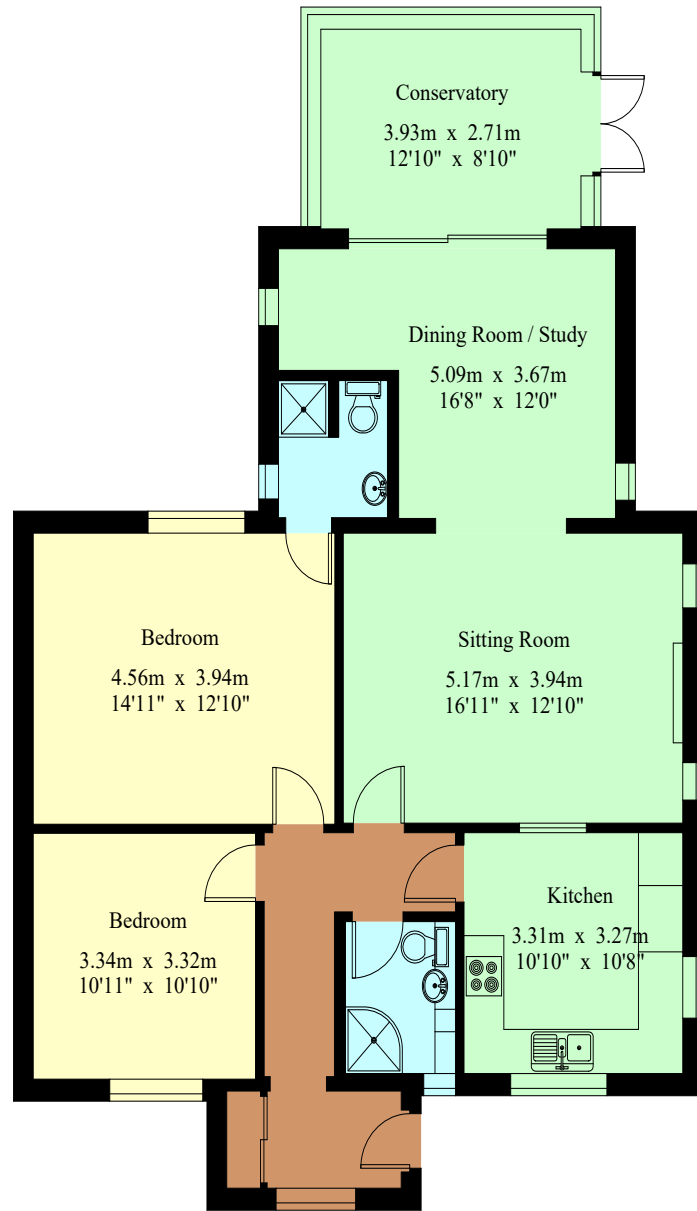
Viewing Strictly By Appointment

01732 834835

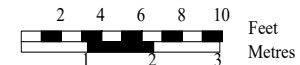
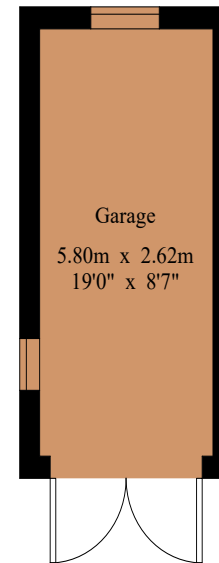
[www.jamesmillard.co.uk](http://www.jamesmillard.co.uk)  
[hildenborough@jamesmillard.co.uk](mailto:hildenborough@jamesmillard.co.uk)

# 39 Ashley Road

House - Gross Internal Area : 107.7 sq.m (1159 sq.ft.)  
Garage - Gross Internal Area : 15.2 sq.m (163 sq.ft.)



Ground Floor



For Identification Purposes Only.

© 2026 Trueplan (UK) Limited (01892) 614 881

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

