



**32 Riding Park, Hildenborough, Tonbridge, TN11 9JD**  
**Price £425,000**

# 32 Riding Park, Hildenborough, Tonbridge, TN11 9JD

GUIDE PRICE £425,000 - £450,000 Well Presented and extended terraced property situated in a larger than average L-shaped rear garden.

- Convenient to local shops in quiet cul de sac in Hildenborough
- Terrace Property
- Sun Lounge
- L Shaped rear Garden
- Guide Price £ £425,000 - £450,000
- Three Bedrooms
- Modern Kitchen/ Breakfast Room
- Completely decorated and Extended
- Sitting / Dining Room
- Reception Hall with Cloakroom

## EPC Rating-

Stunning Extended Family Home in Hildenborough

Guide Price: £425,000 - £450,000

Discover this beautifully presented and extended three-bedroom family home located in the highly popular Riding Park development, opposite the recreation ground. Offering a fresh, modern feel throughout, this home has been tastefully decorated with contemporary fixtures and fittings, perfect for modern family living.

### Key Features:

**Three Bedrooms:** Two spacious double bedrooms and a generous single bedroom.

**Sitting/Dining Room:** Bright and airy with sliding doors leading to the sun lounge with door leading to outside.

**Modern Kitchen:** Stylish light grey units with wood block worktops, inset electric oven, hob, and stainless steel extractor. Additional space for appliances.

**Family Bathroom:** White suite with a square drench shower head, vanity unit, and chrome heated towel rail.

**Cloakroom:** Convenient ground floor cloakroom with modern fixtures.

**L-Shaped Rear Garden:** Beautifully landscaped with a terrace, lawn, mature trees, and a wooden shed. A rear gate provides additional access.

**Front Garden:** Pretty enclosed front garden with a picket fence and pathway leading to the composite front door.

**Energy Efficient:** Double glazed windows and gas central heating with a Worcester boiler. EPC Rating: C.

### LOCATION

Situated in quiet cul-de-sac location and convenient for local shops in Hildenborough and Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc. Tonbridge town offers an excellent range of

retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

### AGENTS NOTE

Tenure Freehold  
Local Authority Kent  
Council Tax Band: C  
Annual Price: £2,014  
Conservation Area No  
Flood Risk Very low  
Plot size 0.10 acres



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