



3 Bedroom Semi-Detached House with Garage, Garden and Summer House

This three bedroom semi-detached family home sits in a popular road in the heart of Hildenborough. The living room has a feature fireplace with log burner. There is a bespoke fitted kitchen that is open plan to the conservatory. Upstairs the master bedroom has fitted wardrobes, there are two further bedrooms and a family bathroom. Enclosed 150 ft rear garden with summer house and garage, both with light and power. Front garden and driveway. Double glazing throughout, gas central heating, EPC band D. Freehold. Chain Free. Scope to extend stpp. Viewing highly recommended.





ACCOMMODATION

Living Room 14' 1" x 13' 5" (4.3m x 4.1m)

The living room has a working log burner and a double glazed window that overlooks the front garden. There are some fitted shelves in an alcove, a radiator and TV point.

Fitted Kitchen 17' 5" x 7' 9" (5.3m x 2.36m)

The kitchen has been fitted with bespoke cabinets that provide plenty of storage. There is an electric aga style cooker, a slimline dishwasher and space for a washing machine. An under stairs cupboard provides additional storage, and a door that gives access to the side of the property.

Conservatory 11' 2" x 10' 10" (3.4m x 3.3m)

The conservatory is open plan to the kitchen and has French doors that open onto the garden. The room has a tiled floor and a radiator.

Master Bedroom 11' 10" x 10' 8" (3.6m x 3.26m)

The master bedroom has a double glazed window that overlooks the front garden. The room has a fitted wardrobe and a radiator with thermostatic valve.

Double Bedroom 2 10' 8" x 10' 0" (3.26m x 3.06m)

The second double bedroom has a double glazed window that overlooks the rear garden. There are two fitted wardrobe cupboards and a radiator with thermostatic valve.

Family Bathroom

The family bathroom has a full length bath with shower over. There is a WC and a wall mounted basin with mixer tap and storage underneath. The room has a radiator and a double glazed window.

Bedroom 3 / Study 7' 3" x 6' 5" (2.2m x 1.96m)

The third bedroom/study has a double glazed window that overlooks the front of the property, a radiator with thermostatic valve and a laminate floor.

Garage

There is a single garage at the rear of the property that has light and power. French doors at the rear open onto the garden.

Rear Garden

The enclosed 150 ft rear garden has an area of decking outside the conservatory, making this a great spot for outside entertaining. There is a lawn with mature borders at the rear of the garage, and a summer house with light and power. Behind that there is then another decked area with a further area of lawn.

Location

The house sits in Hilden Park Road which is located in popular Hildenborough. There is an M&S Simply Food store in the BP garage at the end of the road. Stocks Green Primary School with its 'Good' Ofsted rating (June'18) is a two minute drive away. Local amenities include a One Stop convenience store, the Ridings Café, the Hildenborough playground and tennis club. Tonbridge High Steet and mainline station are less than two miles away.

EPC & Council Tax

Energy Performance Certificate band D. Council tax band E, £2607.88 for 2023-24





FLOOR PLAN



Hilden Park Road, Hildenborough, Tonbridge, TN11 9BL

Total Area: 84.8 m² ... 913 ft²

All measurements are approximate and for display purposes only

IMPORTANT NOTICE

IMPORTANT NOTICE Bardens Estates, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images, plans and video tour 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 and Bardens Estates have not tested any apparatus, fittings, or services. Purchasers must satisfy themselves by inspection or otherwise.



Bardens

Bardens Estates Limited
85 High Street, Tunbridge Wells, Kent, TN1 1XP
T: 01892 527317 E: sales@bardensestates.co.uk
www.bardensestates.co.uk