



**Price**  
**£300,000**

**Freehold**

2x  1x  1x 

**Church Road,  
Hildenborough,  
Tonbridge, Kent, TN11**

*Wards*  
Helping you move forwards

## Main features

- Victorian property in the sought after Hildenborough area
- Renovation project perfect opportunity for investors
- Walking distance to amenities and Hildenborough station
- Cash buyers only
- Surrounded by beautiful countryside walks

## Accommodation

### GROUND FLOOR

Lounge: 10'9 x 10'8 (3.28m x 3.25m)

Dining Room: 8'8 x 7'1 (2.64m x 2.16m)

Kitchen: 8'8 x 5'9 (2.64m x 1.75m)

### FIRST FLOOR

Landing

Bedroom 1: 10'5 x 9'8 (3.18m x 2.95m)

Bedroom 2: 9'5 x 8'10 (2.87m x 2.69m)

### OUTSIDE

Rear Garden

Outside Toilet



### Nearest Schools

Primary Schools: Hildenborough C of E Primary 0.0 miles, Stocks Green Primary 0.5 miles, St Margaret Clitherow Catholic Primary 1.1 miles

Secondary Schools: Sackville School 0.1 miles, Hugh Christie Technology College 1.7 miles, Ridge View School 1.8 miles

Further Education: Sackville School 0.1 miles, Hugh Christie Technology College 1.7 miles, Tonbridge School 1.8 miles



### Transport Information

Train Stations: Hildenborough 1.3 miles, Tonbridge 2.7 miles, Leigh 2.9 miles



### Address

Church Road, Hildenborough, Tonbridge, Kent, TN11



### Directions

For directions to this property please contact us.

**Call Tonbridge - 01732 770755 ■ wardsofkent.co.uk**

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



14134104/20250109/MC/CC