



6 Foxbush, Hildenborough, Kent, TN11 9HT
Guide: £600,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Attractive 1930's Semi-Detached Family Home
- *Desirable Village Location
- *Dining Entrance Hall *Cloakroom *Sitting Room
- *Kitchen/Breakfast Room *Three Bedrooms *Family Bathroom
- *Integral Garage *Block Paved Driveway
- *Mature Rear Garden Adjoining Fields

Description

This unique semi-detached family house built in the 1930's is situated in a desirable position within the village, with green to front in the heart of the village close to schools and amenities and within walking distance of the main line station. The property enjoys flexible living accommodation having two reception rooms, three bedrooms and a spacious kitchen/breakfast room. It also has the benefit of a mature long rear garden adjoining fields.

POINTS OF NOTE:-

- Porch canopy with exterior light and feature part glazed front door opening to the:-
- Entrance dining hallway with square bay window to front, cupboard housing gas fired boiler, stairs rising to the first floor, picture rail, arched display recess, multi paned double doors opening to the sitting room, oak effect laminate flooring, further doors to cloakroom and sitting room.
- Cloakroom comprising close coupled w.c., corner basin, extractor fan and tile effect laminate flooring.
- Sitting room with attractive outlook over the rear garden accessed via double doors with full height side windows, floating gas log effect remotely controlled fire, picture rails, oak effect laminate flooring and multi-paned door to:-
- Bright kitchen/breakfast room fitted with a range of matching wooden cream wall cabinets, including some glazed display cabinets and base units of cupboards and drawers with coordinating black laminate square edge worktops and upstands. Single electric oven with hob over, extractor and splashback, space and plumbing for washing machine and dishwasher, under counter space for separate fridge and freezer, inset lighting, skylight window door to garage and window and door to rear garden.
- Half landing with tall corner feature window, main landing with access to loft via hatch, airing cupboard housing water cylinder and programmer.
- Main bedroom with aspect to rear with attractive outlook, two double fitted wardrobes and picture rail. Second bedroom with aspect to front, vanity unit with oval basin, storage recess and picture rail. Third bedroom also with aspect to rear and outlook over the garden, picture rail.



- Family bathroom comprising panelled bath with wall mounted shower, tiled splashback and glazed screen, vanity unit with semi-recessed basin, light wood effect work top and storage, close coupled w.c., two opaque windows.
- Block paved driveway to front providing off road parking with small picket fences to boundaries. Integral garage with up and over door to front, skylight window, power and light.
- The beautiful mature long rear garden adjoins fields to the rear with lovely rural outlook. Mainly laid to lawn with brick paved terrace, pretty flower/shrub borders including roses, apple tree, mature trees including silver birch, small pond and fenced boundaries. Brick garden storeroom attached to the rear of the property and outside tap.
- Services: All mains services. Gas central heating. Attractive multi-paned double glazed windows.
- Council Tax Band: E - Tonbridge & Malling. EPC: D

Hildenborough

This popular village offers local shops and post office and amenities including medical centre, village hall, 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 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 Sackville in the village. 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

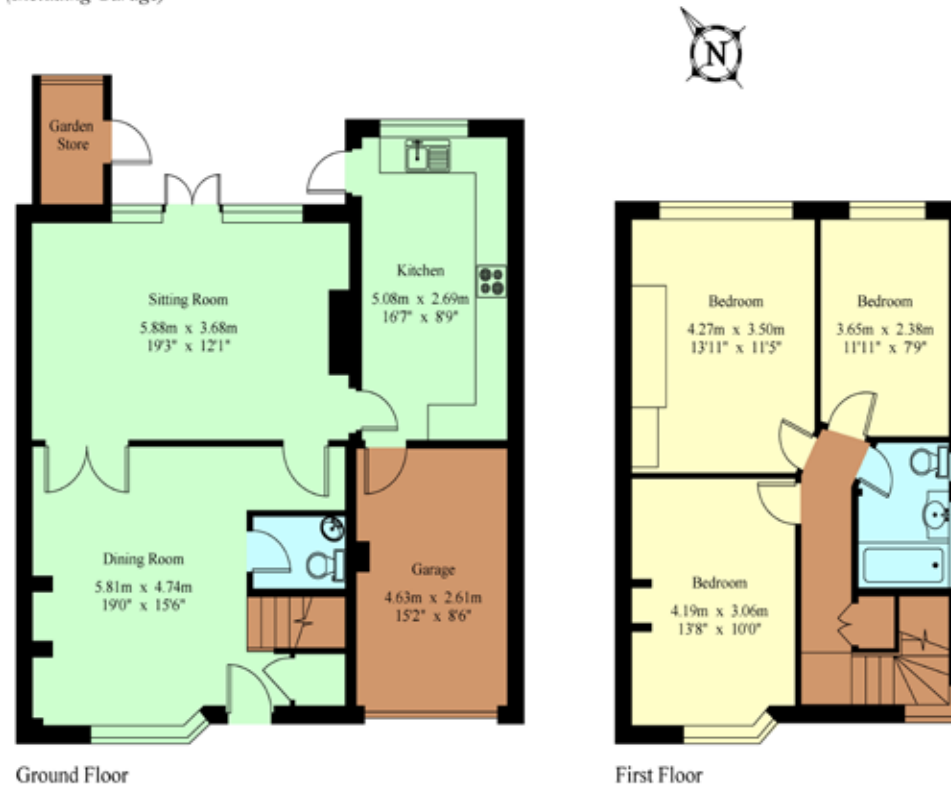
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6 Foxbush

Gross Internal Area : 127.7 sq.m (1374 sq.ft.)

(Including Garage)



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