



4 Hawden Close, Hildenborough, Kent, TN11 9BP
Guide: £600,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Link-Detached Three Bedroom Family Home
- *Popular Residential Close backing Fields
- *Open Plan Sitting/Dining Room *Conservatory
- *Kitchen/Breakfast Room *Cloakroom *Refurbished Family Bathroom
- *Attached Single Garage *Driveway
- *Landscaped South Facing Rear Gardens adjoining Farmland

Description

This link detached three bedroom family home is situated in a quiet residential cul-de-sac on the south side of Hildenborough, close to local schools and amenities and enjoys a delightful open outlook over fields to the rear. The property is presented in good decorative order throughout enjoying an attractively landscaped south facing rear garden, off road parking and attached single garage.

Accommodation:-

- Bright entrance hall having laminate wood effect flooring, staircase rising to first floor with understairs cupboard and door to cloakroom comprising modern suite with concealed cistern w.c and counter top basin. Open doorway through to:-
- Kitchen comprising a range of matching wood finish wall mounted cabinets and base units of cupboards and drawers, Franke sink unit, space for electric cooker, space and plumbing for washing machine, integrated dishwasher, pull out larder unit, space for freestanding fridge/freezer, wall cabinet housing gas fired boiler, window with aspect to front and door providing access to the side.
- Sitting/dining room having patio doors with full height side windows opening out onto the rear decked terrace with awning and lovely outlook over the garden and farmland, central fireplace (gas fire currently not operational), wall light points, deep shelved storage cupboard, wide archway and step down to the dining room with multi paned doors opening to the conservatory having ceramic tiled flooring, exposed brick wall, electric heater and French doors leading to the rear garden.
- First floor landing having window to side and airing cupboard housing hot water tank and shower pump.
- The main bedroom enjoys a delightful aspect to the rear with outlook over the surrounding fields, fitted with range of wall to wall wardrobes to one wall. Second bedroom with aspect to front and laminate wood effect flooring. Third bedroom also with aspect to front.
- Refurbished family bathroom completed in 2021, fitted with a modern contemporary white suite comprising panelled bath, concealed cistern w.c, large square basin and vanity unit, separate corner shower cubicle with Aqualisa shower and rainfall head, contemporary wall tiling and complementing ceramic tiled flooring. Access to loft via hatch with drop down ladder.



- Attached single garage with up and over door to front, gas and electric meters and fuse board, power and light. Block paved driveway to front and path to front door.
- Attractively landscaped rear garden enjoying delightful open outlook over farmland and the surrounding countryside. Decked terrace to the rear of the property with awning, mature shrub/flower borders and apple tree, paved pathway leading over a small wooden bridge to the rear of the garden predominately laid to lawn with fenced boundaries. Garden shed. Nearby access to public footpaths and countryside walks.
- All main services. Gas central heating, conventional boiler in kitchen. Double glazed windows. Standard broadband connection.
- Council Tax Band: E – Tonbridge & Malling Borough Council. EPC: D

Hildenborough

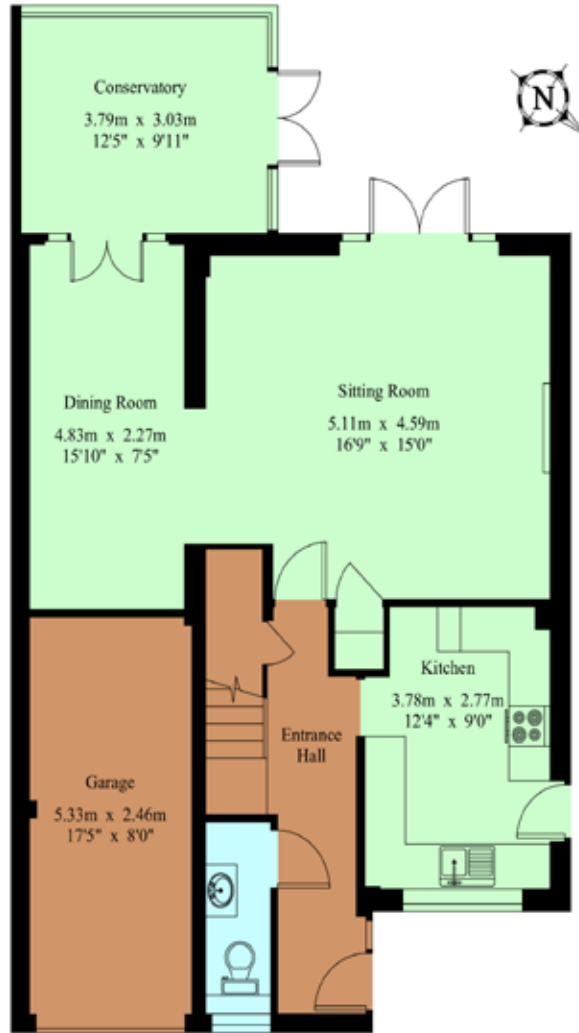
This popular village offers local shops and post office and amenities including medical centre, village halls offering social activities and classes, church, public house, library and Ridings Café. The weekly farmers' market is a popular meeting place for the local community, whilst the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street with commuter bus service to the station. Well regarded primary schools include Stocks Green and Hildenborough CofE, which is close to the property. Grammar schools located in Tonbridge, Sevenoaks and Tunbridge Wells including Judd and The Skinners School. Private schools including Sackville in the village, Hilden Grange and Tonbridge School. State secondary schools in Tonbridge including Hayesbrook and Weald of Kent. 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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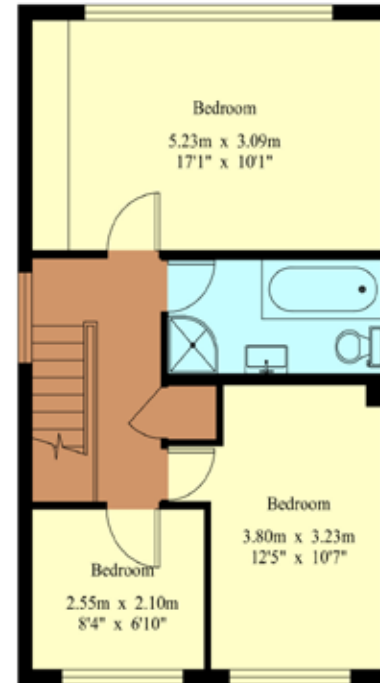
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Ground Floor

4 Hawden Close

Gross Internal Area : 130.8 sq.m (1405 sq.ft.)
(Including Garage)



First Floor



For Identification Purposes Only.

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