



12 Woodfield Avenue, Hildenborough, Kent, TN11 9ES  
Guide: £900,000 - £925,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Beautifully Presented Attached Edwardian House
- \*Favoured Residential Location
- \*Four Bedrooms
- \*Open Plan Bespoke Burnhill Kitchen/Dining/Family Living Space
- \*Sitting Room with Bay Window
- \*Study/Playroom
- \*Utility & Cloakroom
- \*Main Bedroom Suite with Bathroom & Dressing Room
- \*Family Shower Room
- \*Driveway with Electric Charging Point
- \*Landscaped Rear Garden

#### Description

This beautifully presented Edwardian tile hung four bedroom attached house is situated in this favoured no through road with rural views. The property has been extended to the rear and into the loft providing excellent versatile accommodation and has been much improved throughout, whilst retaining character features, with the addition of a stunning open plan Burnhill kitchen/living space which forms the hub of this family home.

#### Accommodation:-

- Impressive original timber entrance porch with pitched tiled roof, painted wooden front door with original door pull opening to the spacious hallway with staircase to first floor, attractive tiled flooring with wood panelling to half height, picture rail and wooden latch doors.
- Two receptions lead off from the hallway, a dual aspect sitting room with attractive bay window and fireplace (unused) and the study/playroom, again dual aspect with exposed brick fireplace and picture rail.
- Stunning bespoke fitted kitchen by Burnhill finished in sage green with brass fittings and finished with marble worktops and upstands incorporating a central island unit and breakfast bar with integrated Neff dishwasher, pull out bin storage, under mounted ceramic sink and tap. Neff eye level hide and slide oven and combination microwave oven and grill, five burner Neff gas hob with extractor over, full height integrated fridge and ample storage including pan and cutlery drawers. Superb light and airy dining/family/living room extension, oak framed with French doors leading out onto the terrace, door to side, exposed brickwork, vaulted ceiling with two sky light windows and light oak laminate flooring runs throughout the space.
- Matching utility room having space and plumbing for washing machine and tumble dryer, tall units with integrated full height freezer and cloaks cupboard. Door to cloakroom fitted with a white suite comprising close coupled w.c and vanity unit with basin.
- First floor bright landing area with picture rails and wall light points, staircase rising to the second floor. There are two doubles bedrooms and one single bedroom on this floor, two of which are dual aspect with original cast iron fireplaces and pretty papered walls.
- Contemporary family shower room finished in white with large walk-in shower enclosure having glazed screens, wall mounted controls, rainfall head and herringbone brick tiled splashback. Close coupled w.c and vanity unit with countertop basin.
- Second floor landing leading to the dressing room and main bedroom suite enjoying a lovely outlook over adjoining fields. Eaves storage space housing boiler, door to en-suite bathroom comprising roll edge bath with hand attachment, pedestal basin, close coupled w.c. separate shower enclosure and skylight window.



- The property is approached over a gravel driveway providing off road parking for several vehicles and electric car charging point. Mature hedge and fenced boundaries raised planting and double wooden gates giving access to the rear.
- Attractively landscaped rear garden with tree lined outlook and large expanse of porcelain terrace having dog bathing trough and electrically operated awning, aastro turf, raised sleeper flower beds and fenced boundaries. Barked area for children's play equipment and gravel pathway leading the far rear and garden shed. Small picket fence and gate to side and greenhouse.
- Services and Points of Note:- All main services. Fibre broadband connection. Gas fired central heating system, boiler replaced in 2020 and sited in the top floor eaves space. Double glazed multi-paned windows installed in 2020. Ground floor rooms replastered.
- Council Tax Band: F – Tonbridge & Malling Council
- EPC: C

#### Hildenborough

This popular village offers the One Stop shop/post office, chemist, hairdresser, Ridings Café, medical centre, village halls, church, public house and library. The weekly farmers' market is a popular meeting place for the local community, and the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street. 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 the nearby town Tonbridge offers comprehensive shopping and recreational facilities and a Main Line Station. Leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.



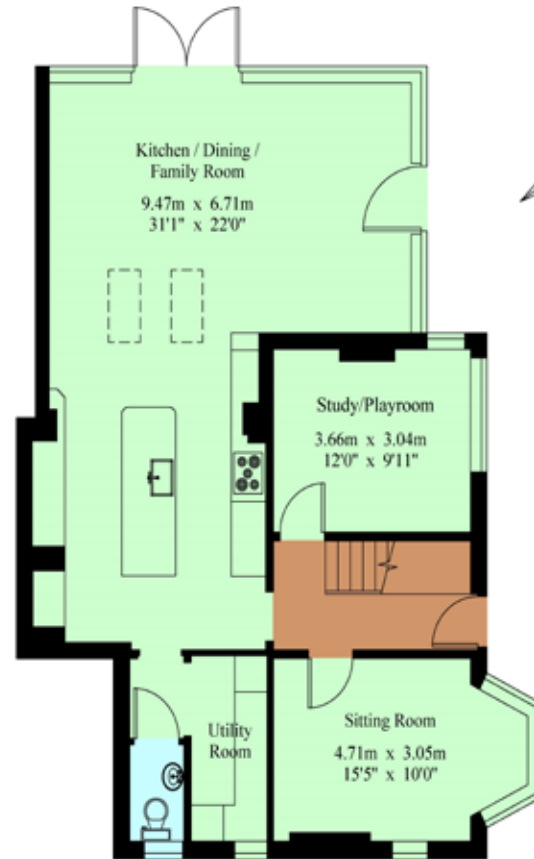
Viewing Strictly By Appointment

01732 834835

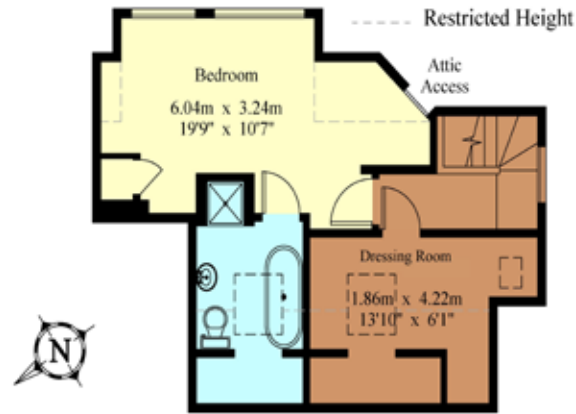
[www.jamesmillard.co.uk](http://www.jamesmillard.co.uk)  
[hildenborough@jamesmillard.co.uk](mailto:hildenborough@jamesmillard.co.uk)

# 12 Woodfield Avenue

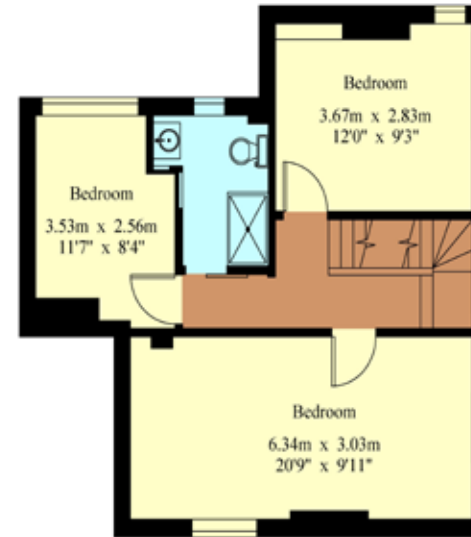
Gross Internal Area : 184.4 sq.m (1984 sq.ft.)



Ground Floor



Second Floor



First Floor

0 2 4 6 8 10 Feet  
0 2 3 Metres  
For Identification Purposes Only.  
© 2024 Trueplan (UK) Limited (01892) 614 881

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans 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. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

