



31 Elm Grove, Hildenborough, Kent, TN11 9HF  
Offers In Excess Of: £475,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Semi-Detached Gough Cooper Family Home
- \*Established Residential Area \*Three Bedrooms
- \*Close to Stocks Green Primary School & Local Amenities
- \*Modern Kitchen \*Open Plan Sitting/Dining Room
- \*Conservatory \*Family Bathroom \*Separate Toilet \*Garage En-Bloc
- \*Front & Side Gardens \*South Westerly Rear Garden

#### Description

This semi-detached three bedroom family home is situated in a cul-de-sac location within the popular residential Brookmead development in Hildenborough, close to local schools and amenities. The property is well maintained throughout and enjoys the benefit of a conservatory extension, garage in nearby block, front, side and rear gardens and offers scope for further extension to the side subject to the usual planning consents.

#### Accommodation:-

- The property is accessed via a stone pathway leading to front entrance door, with small area of lawn to the front, wooden fence and gate giving access to the garden and mature hedging to front.
- Light entrance hallway with part glazed door with coloured inlay and full height obscure glazed side panel, deep built-in cloaks cupboard, wall mounted thermostat, doors leading to kitchen and sitting room and stairs rising to the first floor.
- Open plan L-shaped sitting/dining room with aspect to front and sliding patio doors to conservatory, attractive electric log effect fire with stone surround and hearth, door leading to the kitchen.
- Dual aspect kitchen fitted with a range of modern sage wall mounted cabinets and base units of cupboards and drawers, finished with laminate wood effect worktops. Stainless steel sink and drainer, Neff four ring gas hob with glass splashback and extractor hood over, single Neff single electric oven, space for under counter fridge, space and plumbing for washing machine, built in under stairs pantry with space for freezer, vinyl tile effect flooring and [part glazed door to garden.
- Conservatory, brick and glazed construction with French doors opening to the terrace, ceiling fan, power and light.
- Bright first floor landing with window to rear, access to part boarded loft via hatch.
- There are three good sized bedrooms on the first floor. Main with aspect to front and fitted with a comprehensive range of fitted wardrobes and dressing table. Second with aspect to side and built in storage cupboard and airing cupboard housing Ideal boiler and wood effect laminate flooring. Third with aspect to rear overlooking the garden built in cupboard and wood effect laminate flooring.
- Family bathroom fitted with a white suite comprising panelled bath with mixer taps and shower attachment over, pedestal basin, ceramic tiling and laminate flooring. Separate w.c with low level toilet and wood effect laminate flooring.



- The South Westerly rear garden is mainly laid to lawn with fenced boundaries, established shrub/flower borders, stepping stones and stone terrace. To the side of the property there is a decked seating area with wooden balustrade and a further area of garden which is mainly laid to lawn with fenced boundaries and wooden gate to front.
- Single Garage in nearby block with up and over door to front.
- Services and Points of Note: All main services. Gas central heating. Double glazed windows. Fibre broadband connection (Virgin).
- Council Tax Band: E – Tonbridge & Malling
- EPC: D

#### 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.

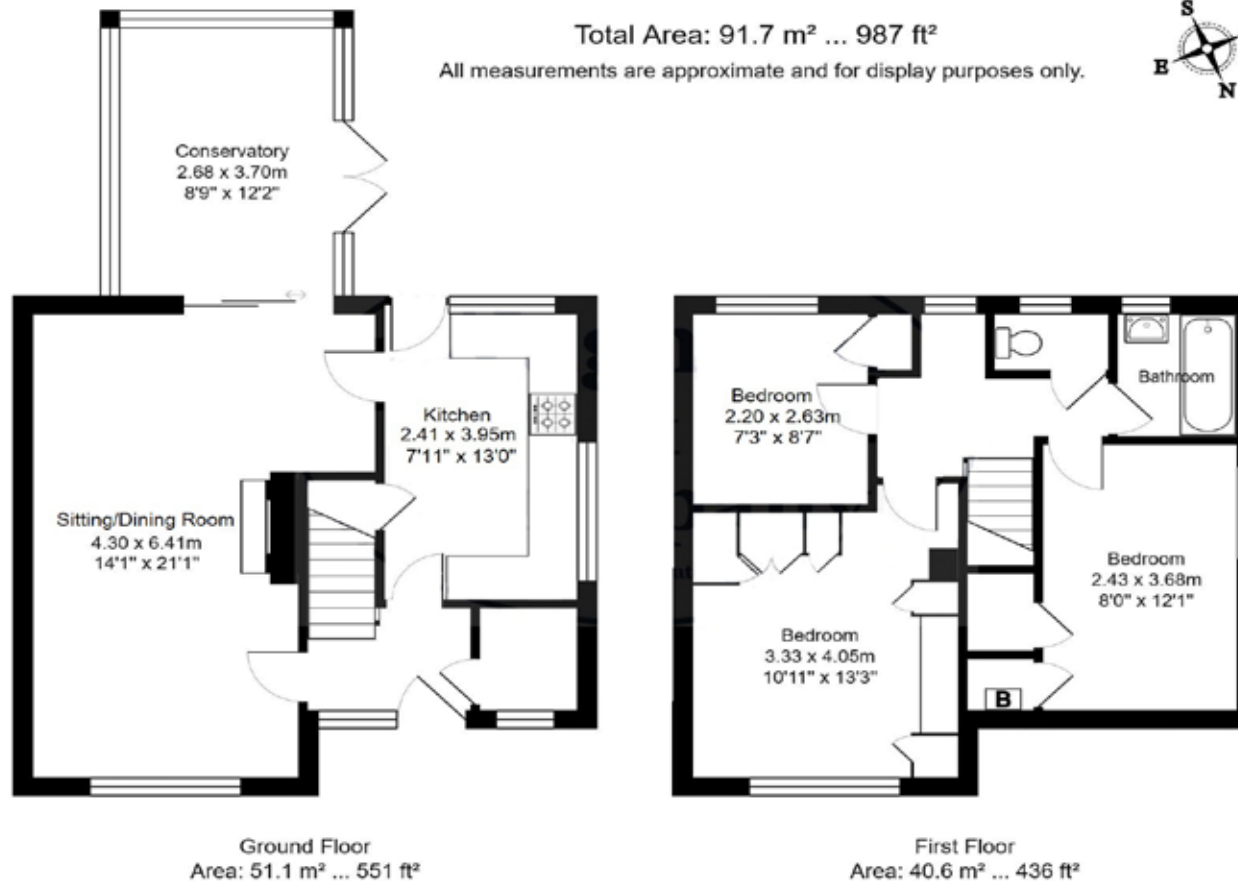


Viewing Strictly By Appointment

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Total Area: 91.7 m<sup>2</sup> ... 987 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



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