



80 Riding Park, Hildenborough, Kent, TN11 9JE
Guide: £549,500 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Attractive Semi-Detached Family Home
- *Cul-De-Sac Location
- *Open Outlook over Fields
- *Three Bedrooms
- *Sitting Room with Fireplace
- *Modern Kitchen/Dining Room by Wren
- *Contemporary Shower Room
- *Front Garden, Driveway & Car Port
- *Long Rear Garden with Timber Studio and Large Decked Terrace
- *Potential for Extension Subject to Planning Permission

Description

Attractive semi-detached three bedroom family home, situated within this popular residential development close to the recreation ground and within walking distance of local shops, primary school and amenities. The property is presented in lovely order throughout with modern Wren kitchen and contemporary shower room and enjoys a tucked away position at the end of a cul-de-sac with open outlook over fields.

Accommodation

- Enclosed entrance porch with tiled floor and front door with glazed side panel leading to the entrance hallway having painted panelled stairs rising to the first floor with understairs cupboard and wood effect laminate flooring.
- Bright dual aspect sitting room having picture window to front and French doors to rear opening to the rear terrace. Attractive open fireplace with tiled cheeks and hearth.
- Smart kitchen/dining room fitted with a modern range of white wall mounted cabinets and base units by Wren with contrasting worktops and metro tiled splashback. Fully integrated appliances including dishwasher, washing machine and fridge/freezer, Zanussi induction hob with extractor over, eye level oven and wine cooler. Ceramic sink, pull out bin storage and tall pantry units. Space for table and chairs, window to side and French doors to the garden, continuation of the wood effect laminate flooring.
- First floor landing also having painted panelling to walls and airing cupboard housing gas fired boiler and hot water tank.
- Main bedroom affording lovely views to the front and fitted wardrobes and storage space. Second bedroom also enjoying aspect to front, fitted storage with hanging space. Third single bedroom with outlook to rear over the garden and fitted shelving, currently utilised as a study.
- Contemporary family shower room fitted with a white suite comprising close coupled w.c, vanity stand basin with attractive tiled splashback and walk in shower enclosure with rainfall head and glazed screen. Two obscured glass windows, inset lighting and wood effect ceramic tiled flooring.



- Front garden with driveway, lawn and shrub/flower borders, car port to side having wrought iron fence and gate providing access to the rear garden.
- Long rear garden mainly laid to lawn with stone terrace and impressive decked timber terrace to the far rear making the most of the lovely outlook over fields. Detached timber summerhouse/studio with power and light offering a variety of uses, further garden shed, attractive shrub/flower borders including arched apple tree.
- Services & Points of Note: All main services. Gas central heating and Hive heating control. Double glazed windows. Standard broadband connection, currently supplied by BT.
- Council Tax Band: D – Tonbridge & Malling
- EPC: D

Hildenborough

The popular village of Hildenborough offers One Stop shop/post office, chemist, hairdresser, Ridings café, medical centre, village halls, church, public house, library, weekly farmers' market and mainline station offering services to London Charing Cross (via Waterloo East) and Cannon Street. Well regarded schools include Stocks Green and Hildenborough primary schools, secondary and grammar schools in Tonbridge, Sevenoaks and Tunbridge Wells including Judd and The Skinners School, together with Sackville in Hildenborough. 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.



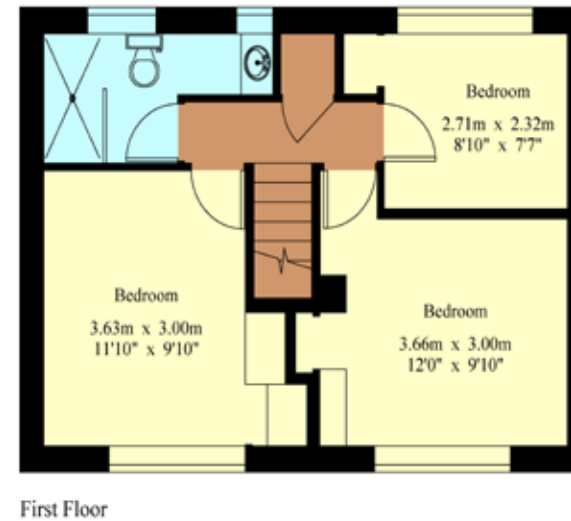
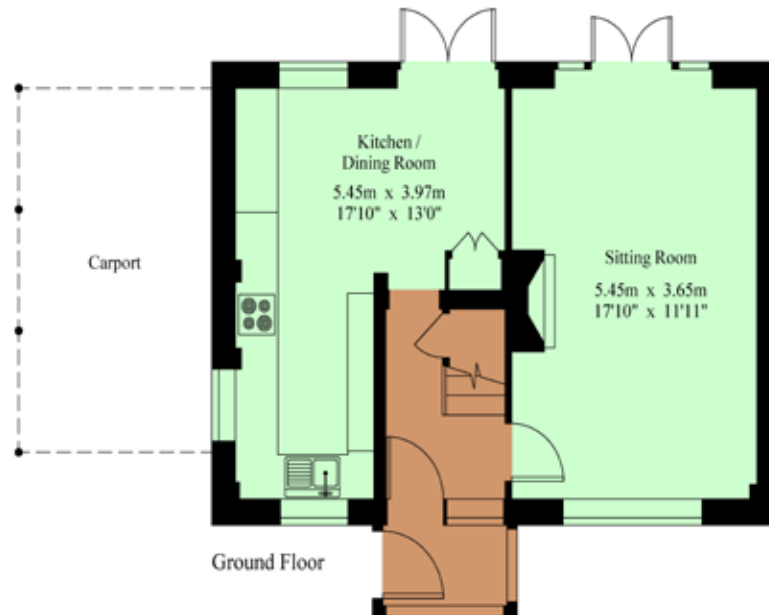
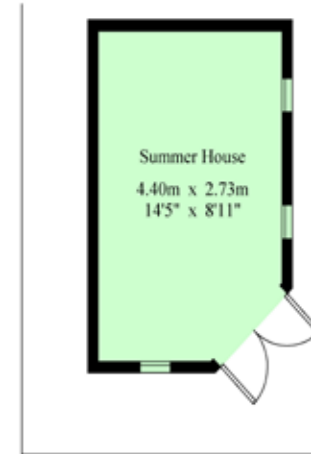
Viewing Strictly By Appointment

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80 Riding Park

House - Gross Internal Area : 87.8 sq.m (945 sq.ft.)
Summer House - Gross Internal Area : 11.4 sq.m (122 sq.ft.)



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