



9 Fairfield Way, Hildenborough, Kent TN11 9ET
Guide: £550,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Semi-Detached Three Bedroom Gough Cooper Family House
- *Scope for Further Extension Subject to Planning Permission
- *Established Residential Area close to Stocks Green Primary School
- *Three Bedrooms *Sitting Room *Kitchen/Dining Room *Family Room
- *Family Bathroom *Front Garden & Block Paved Driveway
- *Level South Facing Rear Garden *Single Detached Garage
- *No Onward Chain

Description

An opportunity to acquire this attractive cottage style Gough Cooper three bedroom semi-detached family home, situated in a cul-de-sac in this popular residential area, close to local schools and amenities. Having been previously extended to the rear the property offers scope to further extend, subject to planning permission and is being sold with the benefit of no onward chain.

Accommodation:-

- Enclosed entrance porch and front door leading to the hallway having stairs rising to the first floor with understairs cupboard, window to side, ceramic tiled floor and glazed door to:-
- Bright sitting room with aspect to front, central fireplace with wooden surround and electric fire.
- Kitchen/dining room fitted with a comprehensive range of wall cabinets and base units of cupboards and drawers, including storage baskets and tall pantry, finished with laminate worktops and tiled splashback. Spaces for freestanding oven, dishwasher, washing machine and American style fridge/freezer. Wall mounted flat panel radiator, inset lighting, ceramic tiled floor and door giving access to the rear garden. Square open archway to timber clad family room extension with windows overlooking the garden and door to garden.
- First floor landing with access to loft via hatch and window to side.
- Main bedroom with aspect to front and built in storage, second bedroom with aspect to rear overlooking the garden and built in airing cupboard with hot water cylinder. Third single bedroom with aspect to side.
- Contemporary family bathroom fitted with a modern suite comprising panelled bath with Aqualisa thermostatic shower over and glazed screen, vanity unit with square basin and matching mirrored cabinet, close coupled w.c. Fully tiled walls, inset lighting, two opaque windows and travertine flooring with underfloor heating.
- Approached over a shared block paved driveway with five bar gate leading to further block paved driveway and detached single concrete garage, located to the rear of the property with up and over door.



- Attractive level south facing rear garden mainly laid to lawn with fenced boundaries and mature tree and shrub/flower borders. Paved terrace and block paved pathway leading to the far rear and timber shed.
- Services & Points of Note: All mains services. Gas central heating. Double glazed windows, multi-paned to the front elevation.
- Council Tax Band: E - Tonbridge & Malling Borough Council
- EPC: D

Situation

Situated in a residential cul-de-sac, a short walk from the nearby Stocks Green Primary School via a public footpath. 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

01732 834835

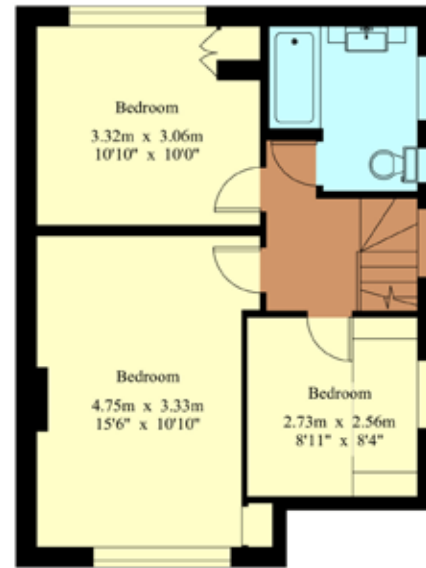
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House - Gross Internal Area : 98.6 sq.m (1061 sq.ft.)
Garage - Gross Internal Area : 12.1 sq.m (130 sq.ft.)



Ground Floor



First Floor



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