



7 Derby Close, Hildenborough, Kent TN11 9JU
Guide Price: £750,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Individual Detached Bungalow in Desirable Location
- *Three Bedrooms *Sitting Room *Kitchen/Dining Room *Conservatory
- *Cloakroom & Shower Room *Attractive Cottage Gardens *Block Paved Driveway
- *Double Garage *Scope for Updating
- *No Onward Chain

Description

An individual detached three bedroom bungalow situated in a sought after location on the corner of the highly favoured Coldharbour Lane, within easy access of Hildenborough Main Line Station, local schools, shops and amenities. The property offers versatile accommodation and would now benefit from some general updating throughout, having attractive established front and rear cottage gardens, double garage and off road parking.

Accommodation: -

- Covered entrance porch with front door opening to the hallway with cloakroom, warm air boiler and fitted cupboard. Access via hatch to loft space, being insulated and boarded with shelving and wardrobe storage.
- Triple aspect sitting room with central fireplace fitted with a gas coal effect fire on a marble hearth, doors leading to the hallway and kitchen.
- Kitchen/breakfast room fitted with a range of white wall mounted cabinets and base units of cupboards and drawers with laminate worktops and tiled splashbacks. Sink unit, eye level Bosch oven and ceramic hob and space for two further appliances. Dining area with window to side and sliding patio doors leading to the rear garden, further double wooden and glazed doors opening through to the conservatory.
- Bright conservatory with French doors leading out to the rear terrace, glazed pitched roof, power, light and ceramic tiled flooring.
- Three bedrooms, one with aspect to rear overlooking the garden and range of fitted wardrobes, and two further bedrooms both with aspect to front.
- Modern shower room fitted with a white suite comprising metro tiled walk in shower enclosure with wall mounted shower, rainfall head and remote controls. Concealed cistern w.c, vanity sink, electric heated towel rail and fitted airing cupboard.
- Pretty, well stocked cottage style rear garden with paved terrace, small raised pond, fenced and mature tree boundaries providing seclusion, having deep flower/shrub borders giving a variety of interest. Area of lawn, greenhouse, roses and arbour leading to timber garden shed. Pathway and wooden gate to side giving access to rear of garage and front.

- Attractive cottage style walled front garden with gate and pathway to the front door and side leading to the block paved driveway and garage.
- Double garage with two up and over doors to front, power and light, window to rear and personal door side. Loft storage space in garage roof.
- All main services. Warm air gas central heating system. Double glazed leaded light windows.
- Council Tax Band: F – Tonbridge & Malling Borough Council
- EPC: D

Hildenborough

This popular village offers local shops and post office and amenities including medical centre, village hall, 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 from Brookmead to the station. 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 and Fosse Bank 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 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. A new purpose built care home opened last year and is situated within a few minutes walk.



Viewing Strictly By Appointment

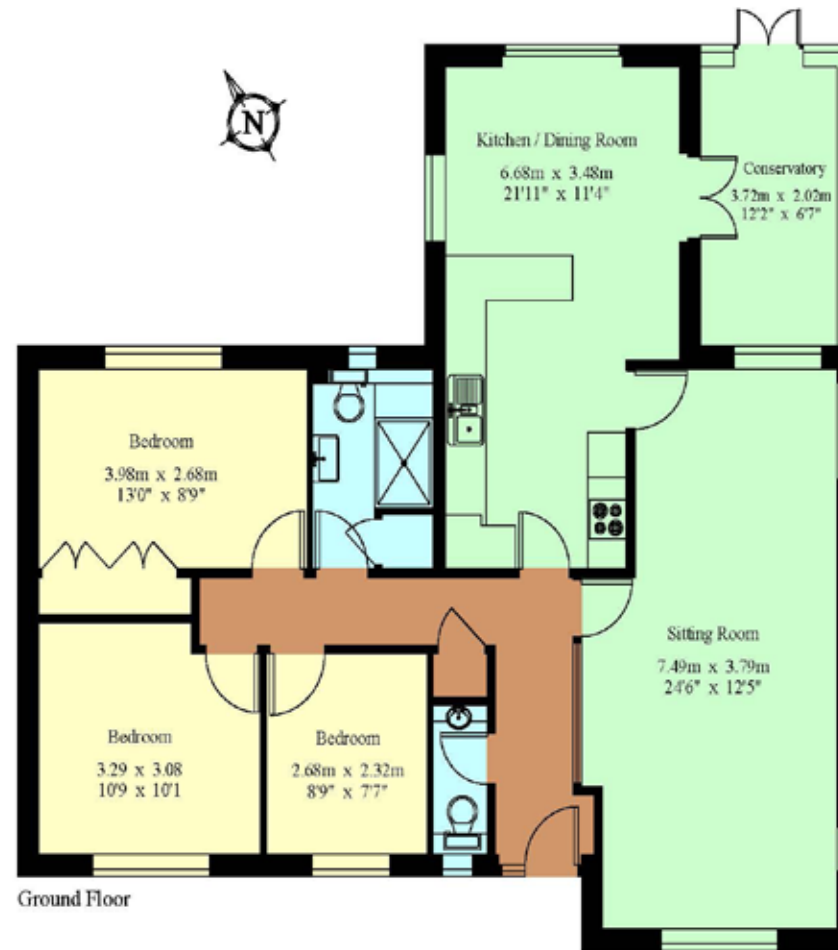
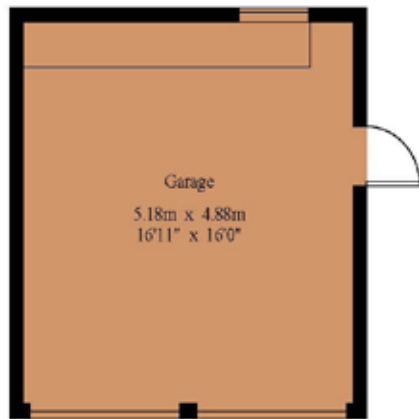
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House - Gross Internal Area : 103.7 sq.m (1116 sq.ft.)

Garage - Gross Internal Area : 24.8 sq.m (266 sq.ft.)



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