



25 Bramble Close, Hildenborough, Kent TN11 9HQ  
Offers In Excess of: £675,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





## \*Semi-Detached Extended Gough Cooper Family Home

\*Four Bedrooms \*Sitting Room

\*Open Plan Extended Kitchen/Dining Room \*Family Room/Snug

\*Rear Lobby and Cloakroom \*Integral Garage

\*Second Floor Main Bedroom with En-Suite Shower \*First Floor Family Bathroom

\*Front Garden with Driveway \*Delightful Landscaped Rear Garden

### Description

This extended Gough Cooper four bedroom semi-detached family home has a delightful established garden and is situated in this popular residential area. The property has the benefit of a ground floor extension and second floor loft conversion. The rear extension provides an open plan kitchen/dining/living area forming the hub of the home with skylight window and central double doors opening to the garden. The loft conversion provides a spacious main bedroom suite with Juliet balcony overlooking the garden.

### POINTS OF NOTE:-

- Enclosed entrance porch with glazed front door and side panel, quarry tiled flooring, coach lantern and door to hallway with stairs rising to the first floor and understairs storage cupboard.
- Sitting room with bay window to front, contemporary coal effect gas fire set on a stone hearth with feature wallpaper to recesses.
- Open plan extended kitchen/dining room and family room forming the hub of the home with central skylight, French doors opening out onto the rear garden, engineered oak flooring and inset lighting throughout.
- Kitchen area fitted to one wall comprising a range of white wall mounted cabinets and base units of cupboards and drawers, sink unit, wood block worktops and upstands, inset four ring gas hob with stainless steel splashback, extractor over and single oven below. Integrated dishwasher and washing machine and wood block peninsular breakfast bar.
- Door to rear lobby area having door to integral garage and door to modern cloakroom comprising concealed cistern w.c and vanity sink unit.
- First floor landing with window and stairs rising to the second floor.
- Loft conversion main bedroom suite having skylight windows, eaves storage, double doors opening to Juliette balcony, inset ceiling lighting and contemporary en-suite shower room comprising walk in double shower enclosure, vanity unit housing w.c and basin and full height frosted window.
- Three further family bedrooms to the first floor, two double and one single, two with aspect to rear and one with aspect to front.
- First floor modern family bathroom comprising panelled bath with shower over, glazed screen and metro tiled splashback, vanity sink and close coupled w.c.





- Integral garage with power and light, wall mounted Vaillant gas fired combination boiler, double wooden doors to front and window to side.
- Front garden having lawn and shrub/flower borders and driveway leading to the garage and front door, access to side via wooden gate.
- A particular feature of the property the rear gardens are well established and comprise an expanse of lawn with Indian stone terrace extending to the side, fenced and mature tree and shrub/flower borders. Further paved seating area to the rear, raised beds and garden shed.
- All mains services: Gas central heating. Double glazed windows. This property was subject to flooding in 2013.
- Council Tax Band: E – Tonbridge & Malling.
- EPC: C

#### Hildenborough

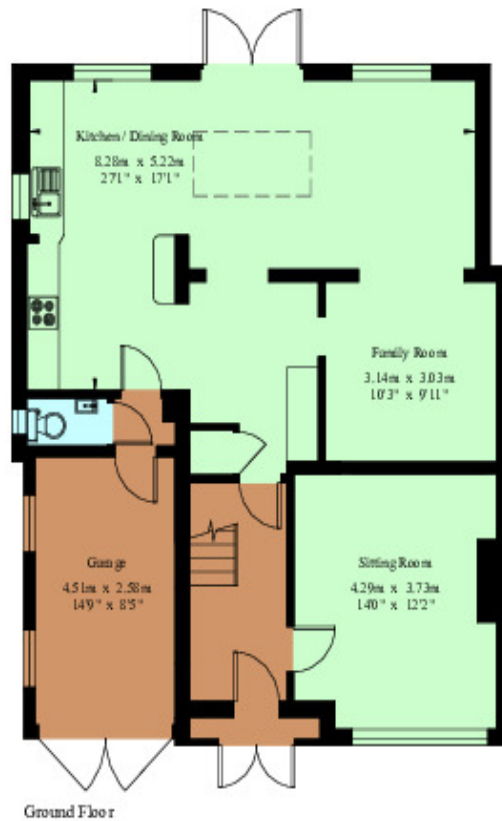
This popular village offers the One Stop shop/post office, chemist, hairdresser, Ridings café, medical centre, village halls, church, public house and library. The weekly farmers' market is a popular meeting place for the local community, and the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street with commuter bus service 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 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

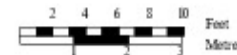
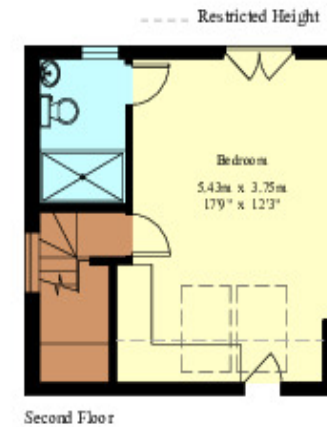
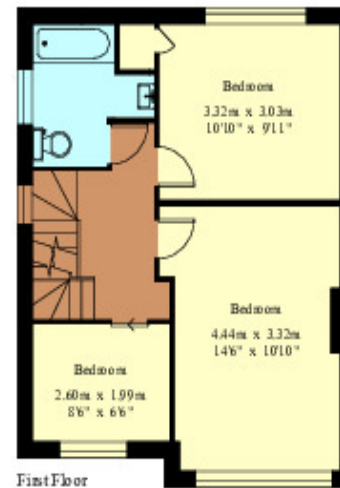
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## 25 Bramble Close

Gross Internal Area : 163.9 sq.m (1764 sq.ft.)  
(Including Garage)



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