



25 Bramble Close, Hildenborough, Kent TN11 9HQ
Offers in the Region of: £650,000-£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

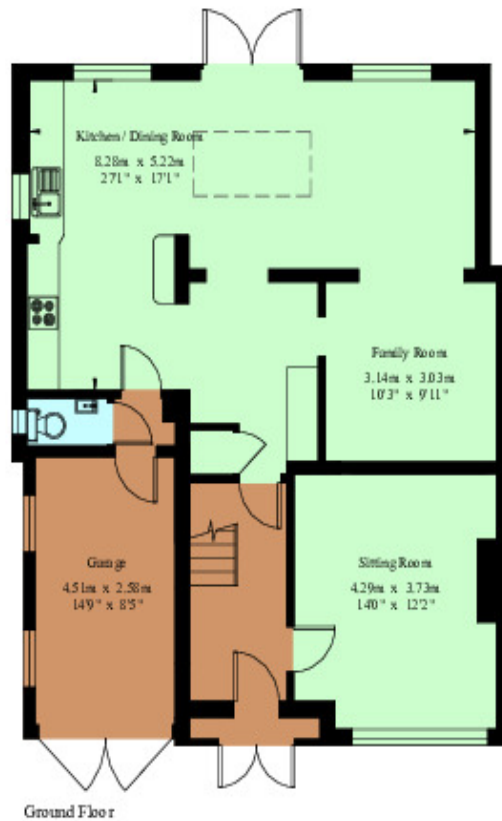
This popular village offers the One Stop shop/post office, chemist, hairdresser, Ridings café, medical centre, village halls, church, public house and library. The weekly farmers' market is a popular meeting place for the local community, and the mainline station offers services to London Charing Cross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

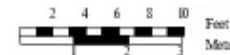
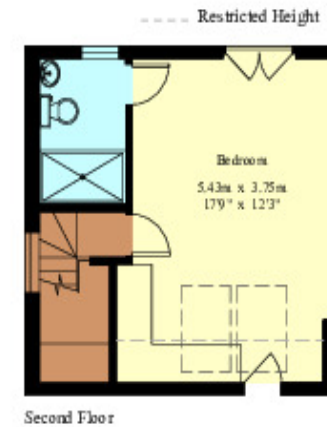
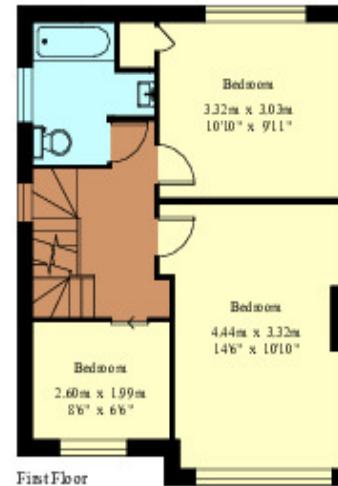
01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk



25 Bramble Close

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



For Identification Purposes Only.
© 2023 Tragon(UK)Limited (01692) 614 081

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

