



25 Hawden Close, Hildenborough, Kent, TN11 9BP  
Guide Price: £650,000 - £675,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Four Double Bedrooms with one En-Suite
- \*Two Reception Rooms
- Outlook over Farmland to rear
- \*Quiet cul-de-sac location
- \*Fitted Kitchen
- \*Cloakroom
- \* Family Bathroom
- \*Impressive South facing Rear Garden
- \*Large Driveway with parking for several vehicles

#### Description

A modern tile hung link- detached house situated in a popular residential area on the southern side of Hildenborough in a very quiet cul-de-sac. Enjoying a delightful south facing outlook over adjoining farmland. The property has the benefit of a smart modern kitchen, ground floor cloakroom and bedroom, and a beautifully landscaped rear garden. Sold with the benefit of no onward chain.

#### Accommodation: -

- Entrance hall with double glazed front door, laminate wood effect flooring, radiator and staircase to first floor with understairs storage cupboard.
- Cloak room comprising close coupled w.c, corner wash hand basin with tiled splashback and cupboard underneath, heated towel rail and tiled flooring.
- Fitted Kitchen with a range of shaker style wall mounted and base units of cupboards and drawers with contrasting oak worktops and white tiled splashbacks, inset one and a half bowl white unit, inset four ring gas hob with hidden extractor hood above and single oven below, space and plumbing for dishwasher and washing machine, double glazed window to rear with pretty outlook over garden, side door leading out to garden.
- Two reception rooms comprising Dining Room with laminate wood effect oak flooring, double glazed window to front. Sitting Room with double glazed windows and French doors leading onto patio area overlooking rear garden and fields beyond.
- Ground Floor Double bedroom with views to the front.
- Stairs rise to three further double bedrooms, two with a beautiful rural outlook to rear. One with an en-suite shower room comprising white close coupled w.c, wash basin, walk in shower with white and blue tiled splashback. One of the bedrooms was originally two smaller rooms and we believe it would be easy to convert back should someone want to.
- Front garden with block paved driveway with space for several vehicles, gated side access to rear garden.



- South facing rear garden enjoying a delightful rural outlook over adjoining farmland, patio area leading on to lawn with mature borders, further decked area to rear of garden taking full advantage of the countryside feel. Two sheds one with power and currently used as a home office.
- Council Tax Band: F – Tonbridge & Malling District Council
- EPC: D

### 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. 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

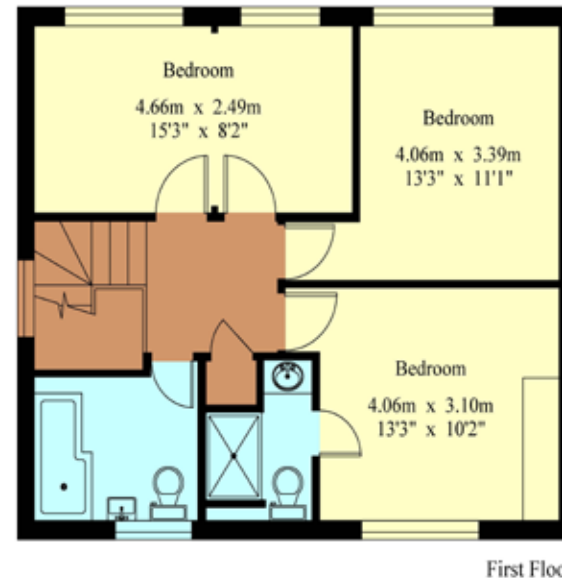
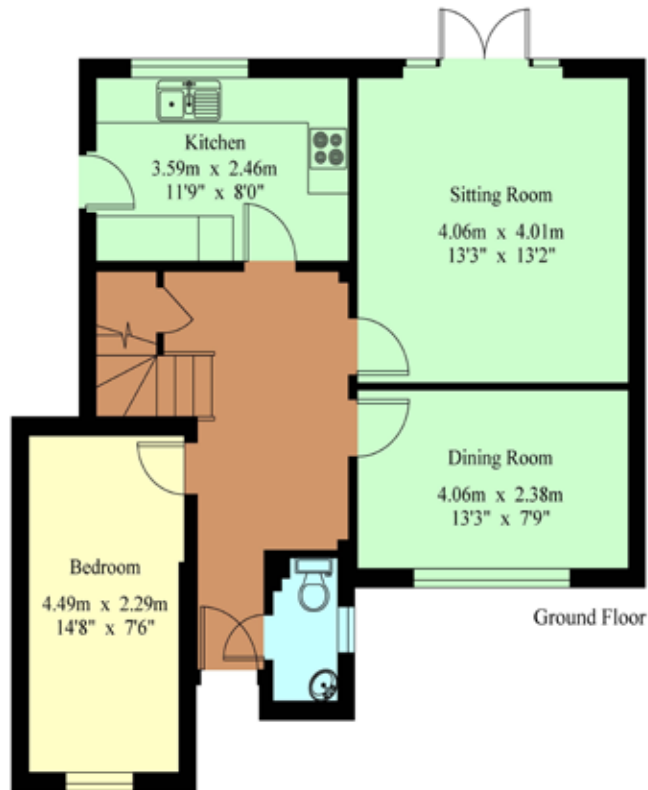
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## 25 Hawden Close

House - Gross Internal Area : 114.4 sq.m (1231 sq.ft.)  
 Outbuilding - Gross Internal Area : 6.1 sq.m (65 sq.ft.)



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