



46 Bramble Close, Hildenborough, TN11 9HQ
Guide: £700,000 Freehold

JAMES MILLARD
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- *Attractive T1 Gough Cooper Extended Semi-Detached House
- *Desirable Residential Area *Sitting, Dining and Garden Rooms
- *Kitchen and Utility *Downstairs Cloakroom
- *Four Bedrooms *First Floor Bathroom and Separate Shower Room
- *Secluded Rear Garden Approximately ¼ Acre *Long Front Garden and Driveway
- *No Onward Chain

Description

Attractive T1 Gough Cooper semi-detached family home occupying a sought after location at the head of this desirable cul-de-sac and enjoying a sizeable corner plot, with a lovely secluded rear garden of approximately ¼ acre. The property has been a long term family home and is being offered to the market for the first time since new. Having been extended with the addition of a double storey extension and garden room, this charming home now requires some general updating and improvement and is being offered for sale with no onward chain.

POINTS OF NOTE:-

- Bright hallway having stairs rising to first floor, wooden glazed doors with obscured glass leading to kitchen and sitting room, papered wallpaper. Under stairs storage space.
- Sitting room having attractive multi-paned window overlooking the front garden, central fireplace with gas fire and stone surround. Wall light points glazed wooden sliding double doors opening to the dining room with French doors and window looking into the private garden room, picture window with lovely aspect over the garden and French doors to garden.
- Kitchen, window overlooking the secluded garden, stainless steel double sink unit, range of wooden wall cabinets and base units with complementing pine effect worktops, built-in eye level oven and separate grill, Bosch 5 ring gas hob, space for breakfast table, spotlighting and archway to utility room.
- Utility room, cupboards and pine effect worktop, window to side, dishwasher, freestanding fridge/freezer, washing machine and tumble dryer to remain, tall storage cupboard, door to side leading to garden.
- First floor landing, airing cupboard with hot water tank, access to fully boarded spacious loft space via hatch with remote control electric drop down ladder and light.
- Separate shower room and family bathroom comprising panelled bath with shower over, pedestal sink, wall tiling to ceiling and obscured window.
- Main bedroom with aspect to front and attractive multi paned window, two treble fitted wardrobes. Second bedroom with aspect to rear overlooking the garden. Third bedroom with aspect to front and attractive multi-paned window, fitted wardrobe and door to deep eaves storage space with window and light. Fourth bedroom in extension with aspect to rear.



- A particular feature is the secluded and deceptively large rear garden enjoying a terrace and pathways which wrap around the different areas of the garden, extensive lawned area with shaped mature shrub/flower borders including a small pond, screened vegetable patch. Mature hedging and fenced boundaries, side access via wooden gate, outside tap. Wooden summer house with power and light, two further sheds. All extending to nearly a quarter of an acre.
- Further attached garage housing modern Worcester boiler. Long driveway, lawned area and mature shrubs.
- Council Tax Band: E – Tonbridge & Malling. EPC - D
- Services: All main services. Gas central heating. Double glazed windows. The Property was subject to flooding in 2013.

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 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 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.



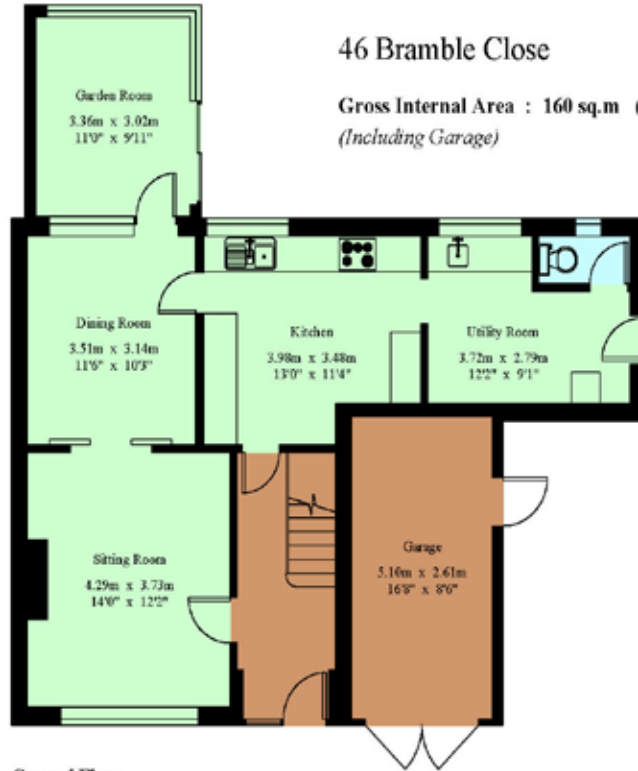
Viewing Strictly By Appointment

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Gross Internal Area : 160 sq.m (1722 sq.ft.)
(Including Garage)



Ground Floor



First Floor

----- Restricted Height



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