



10 Francis Road, Hildenborough, Kent TN11 9JY  
Guide: £1,070,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





- \*Attractive Extended Detached Family Home
- \*Desirable Residential Cul-De-Sac
- \*Situated off Coldharbour Lane
- \*Four Bedrooms
- \*Striking Kitchen/Dining/ Family Room
- \*Dual Aspect Sitting Room
- \*Ground Floor Shower Room
- \*Additional Ground Floor Reception/Fifth Bedroom
- \*Main Bedroom with En-Suite Shower
- \*Contemporary Family Bathroom
- \*Corner Plot with Spacious Block Paved Driveway
- \*Detached Double Garage
- \*Attractively Landscaped Rear Garden

#### Description

This most attractive newly refurbished and extended four bedroom detached family home is located in a sought after residential cul-de-sac off Coldharbour Lane. Situated on a quiet corner plot, this smart, well appointed property has been tastefully decorated in a neutral palette with new carpets throughout. The bright and versatile living spaces include an impressive brand new kitchen/dining/family room extension that serves as the heart of the home. Adding to its appeal, the property is offered for sale with no onward chain.

#### Accommodation: -

- The property is accessed via a spacious block paved driveway leading to a modern composite front door. This opens into a welcoming entrance hallway featuring newly laid carpet, a fitted coat cupboard, and stairs that rise and turn to the first floor.
- Ground floor shower room equipped with a white suite, including a close coupled w.c, corner basin, and a tiled corner shower enclosure with glazed doors and a wall mounted thermostatic shower. It also features laminate flooring and a chrome heated towel rail.
- Dual aspect sitting room with a central fireplace housing a coal effect fire. The room is complemented by a leaded light double glazed window to the front and newly fitted carpet.
- Versatile additional ground floor reception room offering flexibility and could be utilised as a fifth bedroom if desired.
- The heart of the home is the stunning triple aspect kitchen/dining/living room extension, offering views of the garden through large windows and treble sliding patio doors that open onto the rear terrace. The space is enhanced by inset lighting and wooden flooring throughout.
- The brand new contemporary kitchen is fitted with sleek, handleless wall-mounted cabinets and base units, including cupboards and drawers. It features a Neff eye level double oven, a ceramic hob with an integrated extractor, a sink unit, and a tiled splashback. The kitchen also boasts fully integrated new appliances, including a fridge/freezer and dishwasher, as well as wood block worktops, upstands, and a breakfast bar peninsula.
- Matching utility room offering additional space with plumbing for a washing machine and tumble dryer, a sink unit, laminate worktop, and metro tiled splashback. It houses a wall-mounted Glow-Worm gas boiler and programmer, with a door leading to the side and rear garden.
- The first floor landing provides access to the loft via a hatch, a deep airing cupboard, and all bedrooms and bathrooms. A second airing cupboard houses the hot water cylinder.
- Main bedroom suite extends into the eaves and features a walk in wardrobe with hanging rails and shelving, as well as wall light points. The new en-suite shower room is contemporary in design, fitted with a white suite including a close coupled w.c, a small hand basin, and a tiled shower enclosure with a rainfall head. The room is finished with laminate flooring and a chrome heated towel rail.





- The new modern family bathroom suite includes a close coupled w.c, a pedestal basin, and a bath with a shower over, complete with a tiled splashback and glazed screen. Additional features include laminate flooring, inset lighting, and a chrome heated towel rail.
- Three further double bedrooms complete the first floor accommodation. The second bedroom offers a front aspect and a range of fitted furniture, while the third and fourth bedrooms have front and rear aspects, respectively, with the fourth overlooking the garden.
- The attractively landscaped corner garden is primarily laid to lawn, with mature shrubs, flower borders, and fenced boundaries. The garden offers a tree-lined outlook and includes a sunken terrace, brick paved pathways leading to a timber summerhouse with decking, power, and light, as well as an additional timber garden shed.
- The detached double garage features an electric up and over door to the front, power, and light, a rear window, and a side access door. A wooden gate provides access to the front of the property, with security lighting.
- Services & Points of Note: Gas central heating. Double glazed windows, leaded light to the front elevation.
- Council Tax Band: F – Tonbridge & Malling Borough Council. 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 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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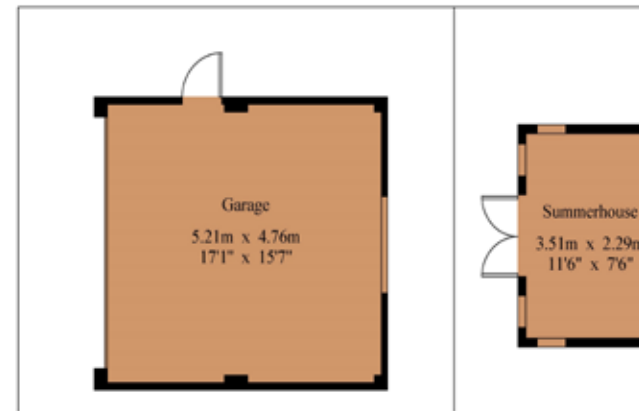
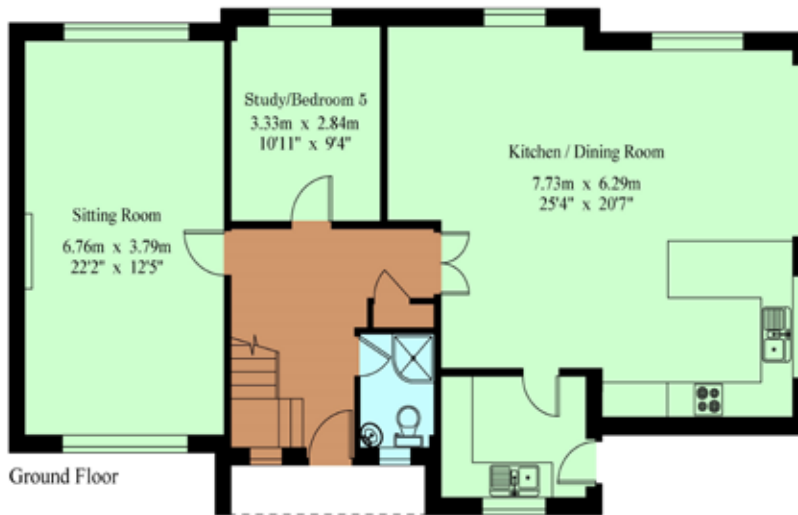
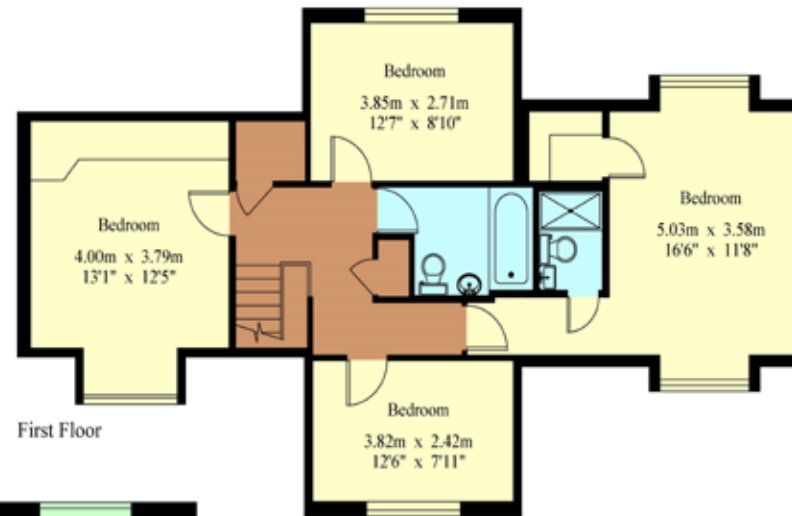
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## 10 Francis Road

House - Gross Internal Area : 181.5 sq.m (1953 sq.ft.)

Garage - Gross Internal Area : 24.9 sq.m (268 sq.ft.)

Summerhouse - Gross Internal Area : 8.0 sq.m (86 sq.ft.)



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