



85 Brookmead, Hildenborough, Kent TN11 9EX
Guide Price: £625,000-£650,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Gough Cooper Semi-Detached Family Home
- *Five Bedrooms
- *Popular Residential Location
- *Sitting Room with Wood Burning Stove
- *Modern Kitchen
- *Separate Dining Room
- *Ground Floor Shower Room
- *Integral Garage with Utility Area
- *Modern Family Bathroom & Separate Toilet
- *Pretty Front Garden & Block Paved Driveway
- *Attractive Landscaped Level Westerly Rear Garden

Description

An attractive Gough Cooper five bedroom semi detached house situated on the popular residential area of Brookmead, walkable to Stocks Green Primary School and just a short drive to Hildenborough mainline station, offering fast services to London. This bright property is in lovely order throughout and benefits from a double storey side extension, completed in 2009 which provides versatile family living accommodation.

Accommodation: -

- Spacious entrance hallway having ceramic tiled flooring and stairs rising to the first floor, door to the :-
- Ground floor shower room, fitted with a white suite comprising, toilet, pedestal basin and walk in shower enclosure with glazed screen, chrome heated towel rail and ceramic tiled flooring.
- Bright dual aspect sitting room having central feature painted chimney breast with wood burning stove set on a slate hearth, French doors open to the rear terrace and the room also enjoys fitted bookshelves to one wall and attractive oak effect laminate flooring.
- Modern kitchen fitted with a range of wall mounted cabinets and base units of cupboards and drawers, including glazed cabinets and further dresser unit incorporating plate and wine racks and contrasting laminate worktops. Sink, space for electric cooker and under counter fridge, tiled splashback, ceramic tiled floor and understairs cupboard.
- Separate dining room having a continuation of the ceramic tiled flooring, painted feature wall and French doors leading out onto the rear terrace. Door leading to:-
- Integral garage with double doors to front, power and light, utility area with sink unit.
- First floor landing with access to part boarded loft via hatch.
- Main bedroom with aspect to front and full height fitted wardrobes. Second bedroom into eaves also with aspect to front. Third bedroom with aspect to front, fitted cupboard and airing cupboard housing gas fired boiler. Fourth and fifth bedrooms both having a lovely aspect to rear overlooking the garden, one currently utilised as a study.
- Family bathroom fitted with a modern suite comprising panelled bath with shower over, rainfall head and glazed screen, vanity basin, chrome heated towel rail, tiled splashback with mosaic border, ceramic tiled flooring and inset lighting. Separate modern toilet.



- Pretty front garden with lawn and shrub/flower borders, path to front door and paved driveway in front of the garage.
- Attractive level landscaped westerly rear garden enjoying a terrace with low brick retaining wall and step to further gravel seating area. The remainder of the garden is laid to lawn with deep shrub/flower borders giving a variety of interest and fenced boundaries. Timber shed with log store, external tap and security lighting.
- Services: All mains services. Gas central heating. Double glazed windows.
- Council Tax Band: D – Tonbridge & Malling Borough Council
- EPC: C

Hildenborough

This popular village offers local shops and post office and amenities including medical centre, village halls offering social activities and classes, church, public house, library and Ridings Café. The weekly farmers' market is a popular meeting place for the local community, whilst the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street. Well regarded primary schools include Stocks Green and Hildenborough CofE. Grammar schools located in Tonbridge, Sevenoaks and Tunbridge Wells including Judd and The Skinners School. Private schools including Sackville in the village, Hilden Grange and Tonbridge School. State secondary schools in Tonbridge including Hayesbrook and Weald of Kent. 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 nearby towns of Sevenoaks and Tonbridge offer comprehensive shopping and recreational facilities. Leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.



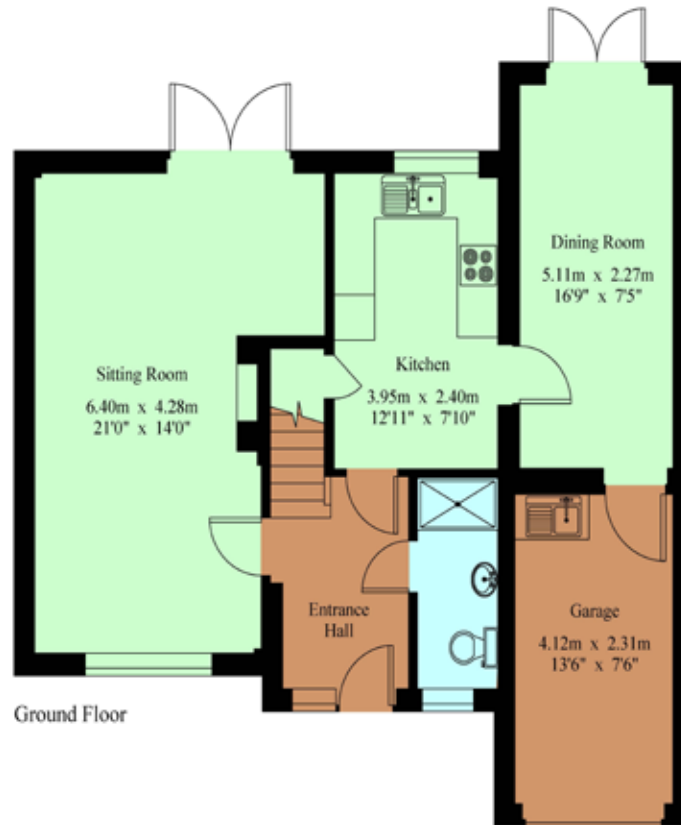
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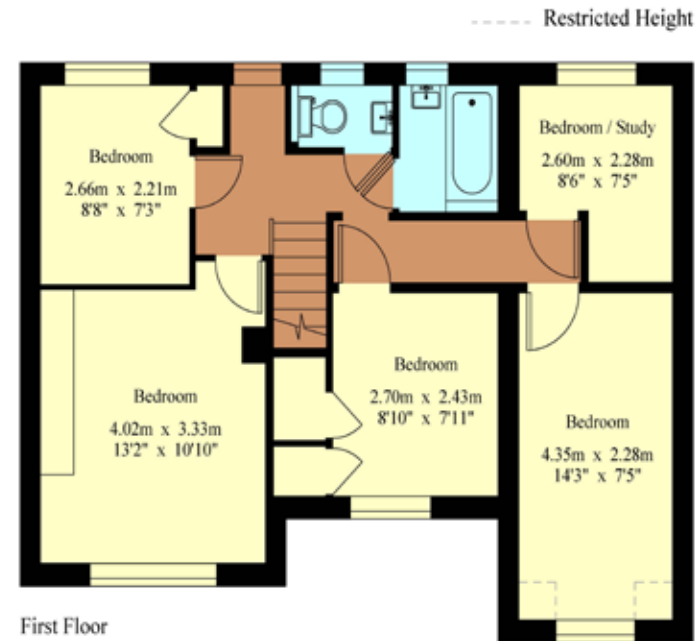
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85 Brookmead

Gross Internal Area : 128.7 sq.m (1385 sq.ft.)
(Including Garage)



Ground Floor



First Floor

----- Restricted Height



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