



44 Mount Pleasant, Hildenborough, TN11 9JQ  
Guide: £425,000 - £450,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Attractive Bow Fronted Mid-Terrace Victorian Cottage
- \*Two Double Bedrooms
- \*Close to the Village Green in the centre of the Village
- \*Walkable to Station
- \*Sitting Room
- \*Smart Modern Fitted Kitchen
- \*Utility Lobby
- \*Comtemporary Ground Floor Bathroom
- \*Level 80ft Rear Garden with Bespoke Garden Room/Home Office

#### Description

This attractive bow fronted two bedroom mid-terrace Victorian cottage is situated in a quiet backwater within walking distance of local shops, amenities and Hildenborough Main Line Station. Renovated throughout by the current vendors this appealing property offers contemporary living, coupled with character charm and lovely level rear garden extending to approximately 80ft with bespoke garden room/home office adding to the appeal.

#### Accommodation:-

- Sitting room with aspect to front and attractive bow window, open fireplace with a stone hearth and laminate light wood effect flooring continuing through to the:-
- Smart modern kitchen fitted with a range of two tone shaker style wall mounted cabinets and base unit of cupboards and drawers with gold furnishings and contrasting marble effect square edge worktops and metro tiled splashback. Single under counter oven and induction hob, fully integrated Kenwood dishwasher and under counter sink unit. Further bank of built in cabinets with integrated fridge/freezer and storage cupboards under stair recess. Renewed staircase rising and turning to the first floor.
- Rear utility/lobby with matching units, space and plumbing for washing machine and door leading out to the garden.
- Ground floor contemporary refurbished bathroom fitted with a white suite comprising panelled bath with shower over and rainfall head. Concealed cistern toilet, oval basin on stand, heated towel rail and inset ceiling lighting.
- First floor landing with access to loft via hatch. Two double bedrooms both with a lovely outlook one to the front and one to the rear overlooking the garden.
- The property is approached through a wooden garden gate with white picket fence, pathway to the front door and small paved area of garden.
- A lovely feature the rear garden extends to 80ft in length, enjoying a large porcelain terrace ideal for al fresco dining, the remainder being mainly laid to lawn with mature shrub/flower borders, fishpond and central lilac tree. Garden room/home office to far rear, insulated and double glazed with power and wifi connection. Pedestrian right of access across the rear of neighbouring properties and unrestricted parking available in the road.



- Services & Points of Note: All main services. Gas central heating, Worcester combination boiler situated in the kitchen. Double glazed windows and doors, multi paned to the front elevation. New damp proofing to ground floor Fibre broadband to house. Smart boxes operating external lighting. Cables in situ for electric car charging point and video security if required.
- 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.



Viewing Strictly By Appointment

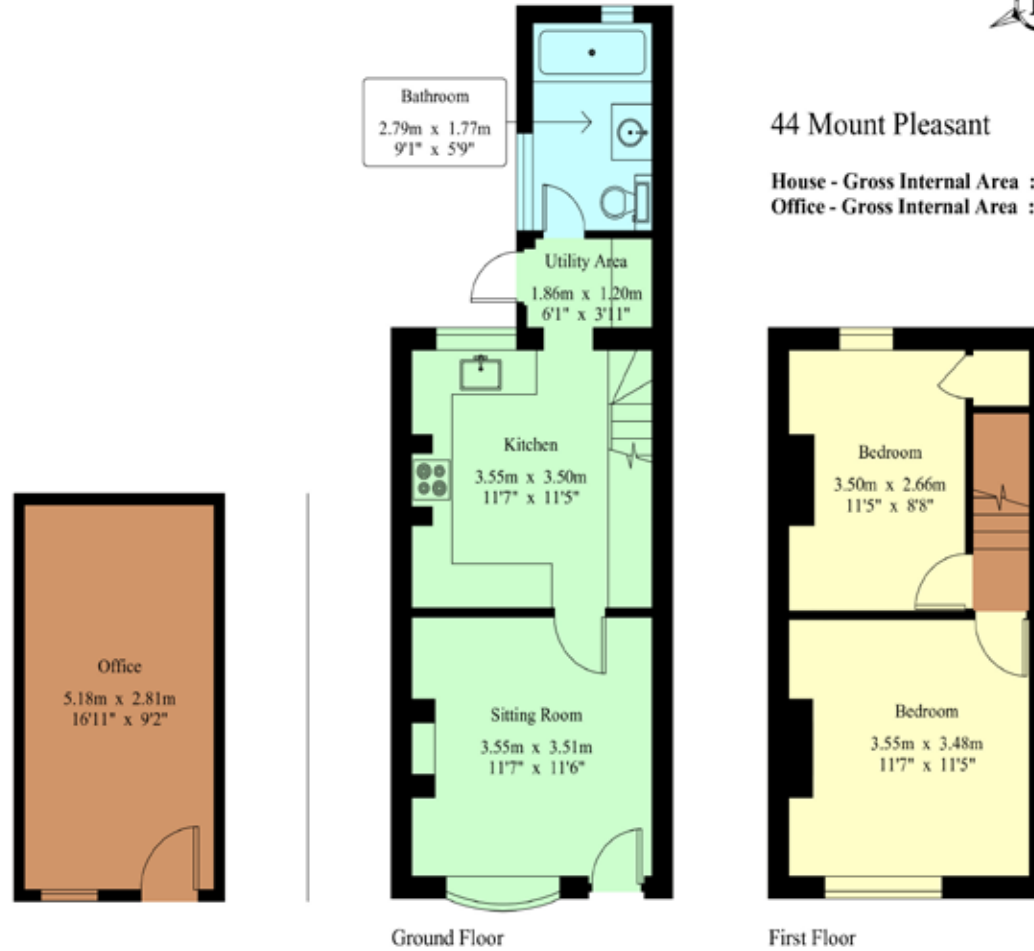
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## 44 Mount Pleasant

House - Gross Internal Area : 58.4 sq.m (628 sq.ft.)  
Office - Gross Internal Area : 14.5 sq.m (156 sq.ft.)



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