



2 Hilden Park Road, Hildenborough, TN11 9BL  
Guide: £375,000 - £400,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Smart Semi-Detached Home
- \*Popular Residential Area
- \*Close to Local Amenities & Main Line Station
- \*Two Double Bedrooms
- \*Cosy Sitting Room
- \*Stylish Refitted Kitchen/Dining Room
- \*Spacious First Floor Contemporary Bathroom
- \*Well Presented Throughout
- \*Level Rear Garden Extending to Over 100ft (34m)
- \*Scope for Extension Subject to Planning

#### Description

Situated in this popular residential area, just a short walk from local amenities, this deceptively spacious semi-detached house boasts two double bedrooms and has been maintained to a high standard by the current vendors. This smart home enjoys a stylish kitchen/dining room that opens onto the 100ft level rear garden, perfect for al fresco dining. This is the ideal home for those seeking contemporary living with generous outdoor space.

#### Accommodation:-

- Bright entrance hallway with modern column radiator, fitted cloaks cupboard, engineered oak flooring and staircase rising to the first floor. Understairs cupboard housing Viessmann gas fired combination boiler and further cupboard with space and plumbing for a washing machine.
- Cosy sitting room with attractive bay window to front and fitted blinds, fireplace with stone hearth (currently boarded), fitted cupboard and shelving to recesses.
- Stylish kitchen/dining room fitted with a range of wall mounted cabinets and base units of cupboards and drawers with contrasting wood effect laminate worktops and metro tiled splashback. Enamel sink unit, integrated dishwasher, integrated fridge/freezer, Smeg range cooker (available by negotiation) with stainless steel extractor over. Dining area having French doors opening to the terrace and column radiator.
- First floor landing with window to side and access to part boarded loft via hatch.
- Main bedroom having two windows with aspect to front and fitted blinds, excellent storage enjoying three custom built double fitted wardrobes to one wall.
- Second bedroom having attractive aspect to rear overlooking the garden.
- Contemporary family bathroom, fully tiled and fitted with a white suite comprising tiled bath with telephone style tap and shower attachment, pedestal basin and low level toilet. Separate large walk in tiled shower enclosure with rainfall head. Opaque window, heated towel rail, inset lighting and tiled flooring with underfloor heating.



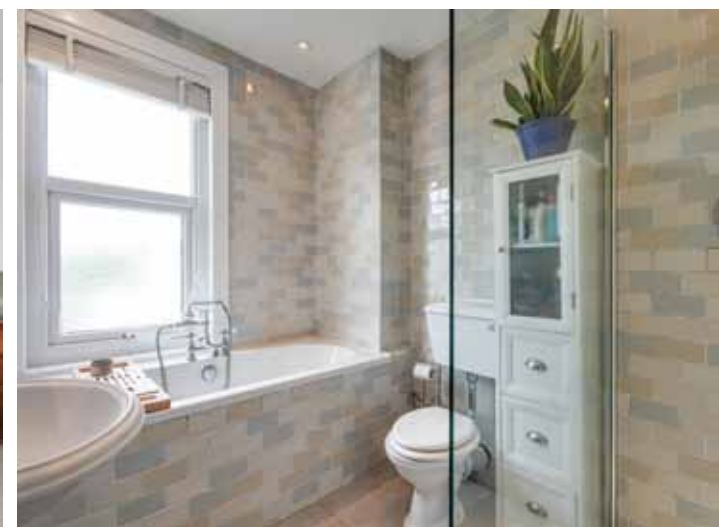
- A particular feature the level West facing rear garden extends to just over 100ft (34m) in length, mainly laid to lawn with fenced boundaries, Indian stone terraces and attractive shrub/flower borders, including Red Robbin and Rhododendron. Further slate seating area to far rear making the most of the sun and garden shed. Agents note: Hot tub by negotiation, currently not operational or tested by the vendors. Access to front via wooden gates.

- Services & Points of Note: All mains services. Double glazed windows. Gas central heating, Viessman boiler sited under the stairs with Tado smart thermostat. Underfloor heating to bathroom. Broadband fibre connection to house.

- Council Tax Band: D – Tonbridge & Malling Borough Council

- EPC: D  
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 bypass 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.



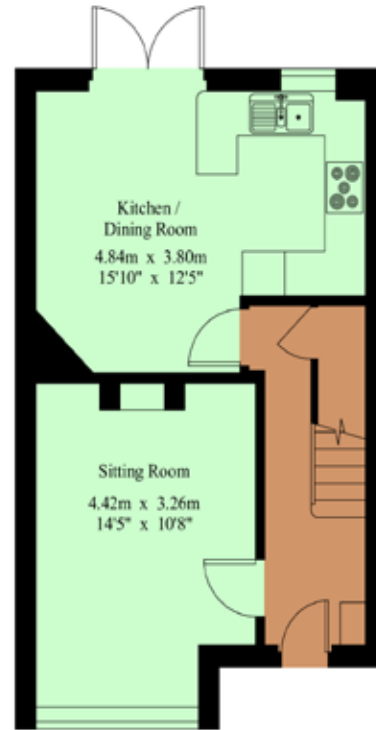
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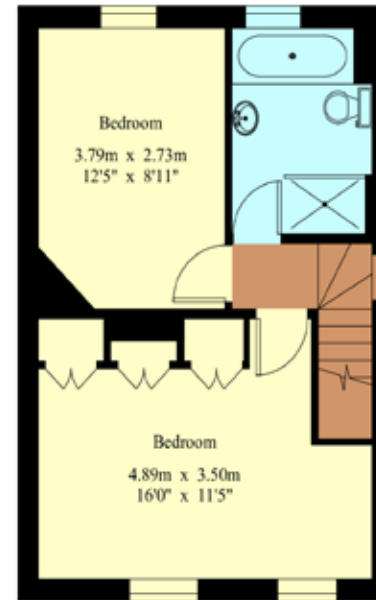
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## 2 Hilden Park Road

Gross Internal Area : 75.0 sq.m (807 sq.ft.)



Ground Floor



First Floor



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