



13 Mount Pleasant, Hildenborough, Kent, TN11 9JQ
Guide: \$450,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Charming Bay Fronted Semi-Detached
 *Central Location opposite Village Green *Two Double Bedrooms
 *Sitting Room with Bay Window & Stove *Dining Room
 *Modern Fitted Kitchen *Contemporary Ground floor Shower Room
 *First Floor En-Suite Bathroom *Attractive Landscaped Rear Garden
 *Private Parking with EV Charging Point
 *Granted PP for Single Storey Extension, Solar Panels
 & Erection of Home Office

Description

Attractive bay fronted Edwardian semi-detached character cottage situated in the heart of the village opposite the green. This charming cottage enjoys a sitting room with stove overlooking the village green, two double bedrooms, dining room, modern kitchen, contemporary refurbished ground floor shower room and first floor bathroom. Delightful cottage rear garden with Indian stone terrace and the benefit of private parking located to the rear and Granted planning permission for a single storey ground floor rear extension, solar panels to roof and erection of a new outbuilding for home office/store.

Accommodation

- Character iron porch canopy, step to wooden and etched glass front door leading to the entrance hallway having stairs rising to the first floor.
- Cosy sitting room with bay window and attractive aspect overlooking the village green, fireplace with woodburning stove, wooden surround, and marble hearth, shelving to recess and inset lighting.
- Bright dining room with aspect to side, oak flooring, under stairs storage cupboard, picture rail, display shelving and cupboard to chimney recess and inset lighting, open archway through to:-
- Smart modern kitchen fitted with a combination of white gloss base cupboards and wall mounted cabinets, finished with woodblock worktop to one side and tiled splashback, inset electric oven, Neff induction hob, extractor over and built in microwave. Corian worktops, upstands and moulded sink to other side with window, integrated fridge/freezer, integrated slimline dishwasher, inset lighting and Amtico flooring.
- Refurbished shower room comprising shower cubicle with Bristan wall mounted thermostatic shower, attractive two-toned gloss metro tiled splashback and glazed door, vanity unit with basin, concealed cistern w.c. Cupboard housing Worcester gas fired combination boiler, space and plumbing for washing machine, inset lighting and Amtico flooring.
- First floor landing with access to roof space with ladder and light, fitted book shelving over stairwell.
- Main double bedroom with aspect to rear overlooking the garden, built in wardrobe and linen cupboard, attractive etched glazed door to:-
- Victorian style refurbished bathroom suite comprising panelled bath with mixer tap, thermostatic shower over and glazed screen, close coupled w.c, vanity unit with basin. Attractive gloss metro tiling, chrome antique style towel rail, opaque window, built in cupboard, inset lighting and Amtico flooring.

- Second double bedroom with lovely outlook over the green, Victorian column radiator, painted wardrobes to one wall with matching chest of drawers and stripped painted floorboards.
- Cottage front garden with shrub/flower border and cast iron railings, pathway leading to the side and front door with rail and rope fence and wooden gate giving access to the rear garden.
- Pretty landscaped rear garden with Indian stone terrace to side, steps and further raised seating terrace and pathway leading to the rear. Mainly laid to lawn with shrub/flower borders, fenced boundaries, external lighting and outside tap. Wooden gate leading to private parking area with EV charging point and garden shed.
- Services: All mains services. Double glazed windows. Vehicular access via Mount Pleasant Court with rights of way to a parking area for two vehicles situated at the rear of the garden.
- Planning permission granted for single storey ground floor rear extension, solar panels to roof and erection of a new outbuilding for home office/store.
- Council Tax Band: D – Tonbridge & Malling
- EPC: D

Hildenborough

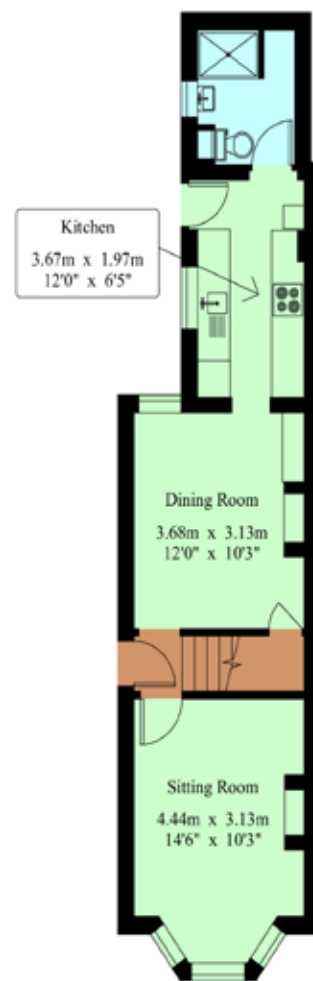
This popular village offers the One Stop shop/post office, chemist, hairdresser, café, medical centre, village halls, church, public house and library. The weekly farmers' market is a popular meeting place for the local community, and the mainline station offers services to London Charing Cross (via 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 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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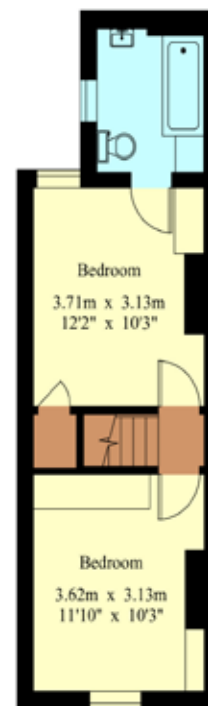




Ground Floor

13 Mount Pleasant

Gross Internal Area : 72.3 sq.m (778 sq.ft.)



First Floor



For Identification Purposes Only.

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