



3 Elm Grove, Hildenborough, Kent, TN11 9HE  
Guide: £635,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Smart Modern Semi-Detached Gough Cooper Family Home
- \*Established Residential Area \*Walkable to Stocks Green Primary School
- \*Four Bedrooms \*Kitchen/Dining/Family Room with Stove and Bi-Folds
- \*Separate Sitting Room \*Utility Room & Ground Floor Cloakroom
- \*Two Double Bedrooms & Single Bedroom \*Family Bathroom
- \*Second Floor Main Bedroom with En-Suite \*Rear Garden & Decked Terrace
- \*Garden Studio with Shower Room \*Block Paved Driveway for Several Vehicles
- \*No Onward Chain

#### Description

Smart modern semi-detached four bedroom family home, situated in quiet residential area in Hildenborough, walkable to Stocks Green Primary School and local amenities and under two miles from the main line station offering services to London. The property has been extended and now provides a second floor main bedroom suite and striking ground floor rear extension which forms the hub of the home.

#### Accommodation:-

- Modern composite front door with full height side panel leading to the bright welcoming entrance hall with window to side, space for coats and shoes, wall mounted Nest thermostat and alarm panel, stairs rising to the first floor and understairs cupboard, inset ceiling lighting and wood effect tiled flooring.
- Ground floor cloakroom fitted with a white suite comprising pedestal basin and toilet with metro wall tiling and electric heated towel.
- Separate sitting room with large picture window to front and central fireplace and wall light points.
- Utility room fitted with contrasting gloss white and charcoal modern units with sink and space for washing machine, attractive chequerboard flooring, inset lighting and door to side and rear garden.
- Impressive kitchen/dining/family room rear extension forming the hub of the home enjoying two sets of bifold doors opening to the rear garden/decking, ceramic wood effect flooring throughout the space and inset lighting. Central cosy woodburning stove and large skylight window.
- Modern kitchen fitted with a range of contrasting gloss wall mounted cabinets and base units and woodblock worktops including a peninsular breakfast bar return. Twin side by side eye level Neff hide and slide ovens, AEG induction hob with extractor over, space for dishwasher and space for American style fridge/freezer.
- Bright first floor landing with windows to side, airing cupboard and staircase rising to the second floor. Three first floor bedrooms, the largest double with aspect to front, second with aspect to rear overlooking the garden and fitted wardrobes and third large single with aspect to side. A contemporary compact family bathroom competes the first floor.



- Second floor dual aspect main bedroom, having two Velux windows and full height windows with view over the garden, eaves storage including cupboard housing Worcester boiler and sliding glazed door leading to the contemporary en-suite shower room.
- The level landscaped rear garden is mainly laid to lawn with highly versatile timber garden studio/home office with shower room, decking with canopy and inset lighting ideal for al fresco dining, fenced boundaries, log store and concealed garden shed, access to front via wooden gate. Block paved driveway to front and side providing off road parking for several vehicles.
- Services & Points of Note: All main services. Gas central heating. Double glazed windows. Fibre broadband connection to house (FFTP).
- Council Tax Band: E – 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 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. There are wonderful walks through the beautiful countryside surrounding Hildenborough and 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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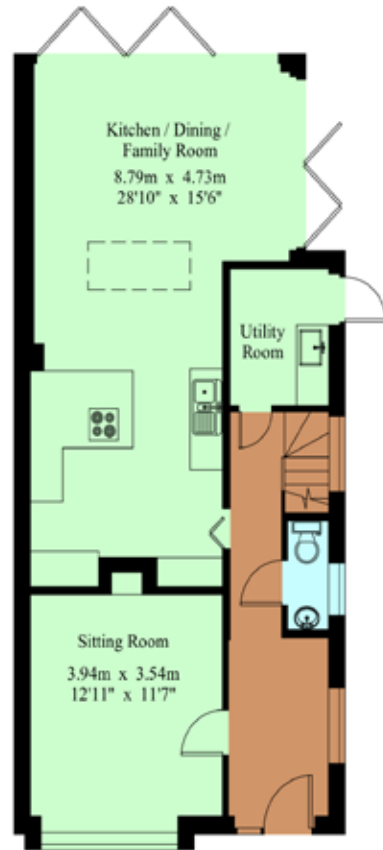
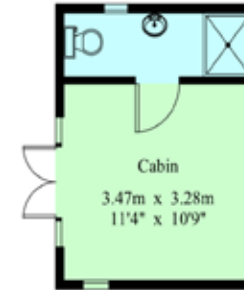
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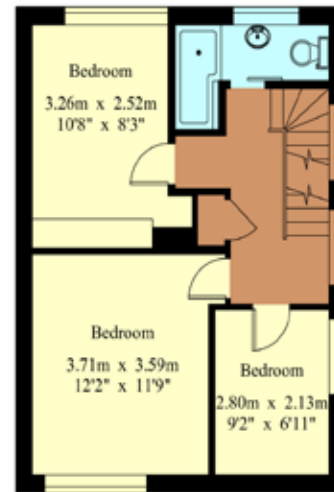
### 3 Elm Grove

**House:**  
Gross Internal Area : 140.8 sq.m (1515 sq.ft.)

**Cabin:**  
Gross Internal Area : 15.6 sq.m (167 sq.ft.)



Ground Floor



First Floor



Second Floor  
Eaves Access



For Identification Purposes Only.

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