



20 Wilson Close, Hildenborough, Kent TN11 9DH  
Offers in excess of: £475,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





- \*Detached Family House \*Popular Cul-De-Sac Location
- \*Close to Stocks Green Primary School & Local Amenities
- \*Three Bedrooms \*Spacious Sitting/Dining Room \*Conservatory
- \*Kitchen/Breakfast Room \*Inner Lobby & Cloakroom \*Shower Room
- \*Integral Garage & Block Paved Driveway
- \*Low Maintenance Front & Rear Gardens \*No Onward Chain

#### Description

An attractive detached three bedroom family home situated in a pleasant residential cul-de-sac, conveniently located for local village amenities, main line station to London and within walking distance of the popular Stocks Green Primary School.

#### Accommodation:-

- The front of the property is approached over a paved pathway with steps leading to the front door. Enclose entrance lobby with ceramic tiled floor, dado rail and door to:-
- Sitting/dining room with large picture window to front, feature stone fireplace and chimney breast incorporating coal effect gas fire, wooden staircase to first floor with storage recess beneath, door to integral garage. Stripped wooden flooring, wall light points and fitted cupboard.
- Inner lobby, accessed off the sitting room with fitted shelved cupboards, vanity unit with basin and tiled splashback, ceramic tiled floor and wall tiling with mosaic feature panels. Stable door leading to the side access and door to:-
- Cloakroom with closed coupled toilet, ceramic tiled floor and tiled walls with matching mosaic feature panels and window to side.
- Kitchen/breakfast room fitted with a range of attractive light wood Shaker style units comprising wall mounted cabinets and base units of cupboards and drawers, finished with smart granite worktops, upstands and mosaic tiled splashbacks. Sink unit with mixer tap, fully integrated John Lewis dishwasher and fridge/freezer, inset five ring gas hob with extractor over and eye level Neff double oven. Pull out storage and corner carousel, ceramic tiled flooring, window overlooking the conservatory and led downlighting.
- Conservatory glazed on three sides, accessed via French doors from the garden, ceramic tiled flooring, power and light.
- First floor landing with window to side, wooden balustrade and laminate wood effect flooring.
- Main bedroom with aspect to rear, wall to wall range of fitted mirrored wardrobes and laminate flooring. Second bedroom having fitted wardrobe with sliding doors and aspect to front. Third bedroom with aspect to side and laminate wood effect flooring and access to loft via hatch.
- Modern shower room with large shower enclosure, Aqualisa shower, vanity unit with concealed cistern toilet and basin unit with drawers and cupboards below. Ceramic wall and floor tiling with decorative border, shelved cupboard, high level window and led downlighting.



- Integral garage with double doors to front, electric light, meters, Ideal gas fired boiler, space and plumbing for washing machine and tumble dryer, door to rear garden.
- Block paved driveway with providing parking leading to the garage. Indian stone patio/seating area and wrought iron gate giving access to the side and garden.
- Low maintenance paved rear garden with fenced boundaries and wooden gate to footpath, greenhouse, raised planters and decked seating area, external lighting and tap.
- Services and Points of Note: All mains services. Gas central heating. Double glazed windows.
- Council Tax Band: E – Tonbridge & Malling Borough Council. EPC: D

#### Hildenborough

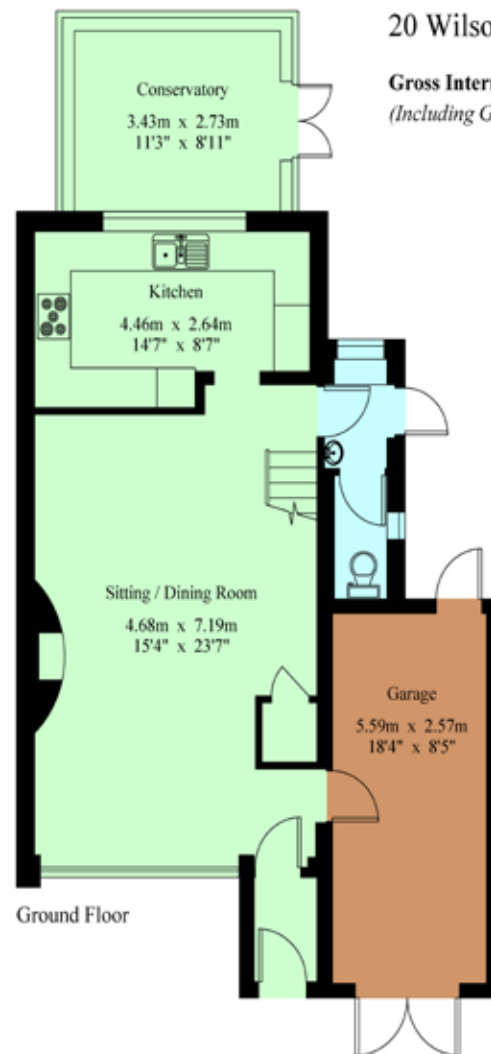
This popular village offers local shops and post office and amenities including medical centre, village halls offering social activities and classes, church, public house, library and Ridings Café. The weekly farmers' market is a popular meeting place for the local community, whilst the mainline station 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 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.



Viewing Strictly By Appointment

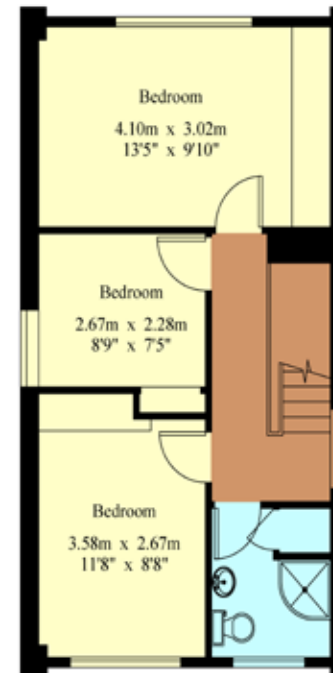
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## 20 Wilson Close

Gross Internal Area : 124.1 sq.m (1335 sq.ft.)  
(Including Garage)



For Identification Purposes Only.

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