



102 Leigh Road, Hildenborough, Kent TN11 9AG
Guide: £689,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Individual Detached Bungalow in Semi-Rural Location

*Three Bedrooms *Dual Aspect Sitting Room

*Extended Kitchen/Dining Room *Family Bathroom

*Utility Room *Shower Room

*Front Garden with Block Paved Driveway

*Delightful 150' Rear Garden backing Fields

Description

Individual and deceptively spacious detached bungalow occupying a generous plot in this favoured location on the edge of the village within close proximity of Stocks Green Primary School. The property has been extended and remodelled by the current owners and offers a modern comfortable family home with the addition of a contemporary kitchen/dining room extension to the rear, plus utility room and shower room. There is ample off road parking to the front and the level rear garden is a most attractive feature, extending to approximately 150ft in length and adjoining fields.

POINTS OF NOTE:-

- Central entrance hallway having part glazed entrance door with matching side panel, access to loft via hatch, built-in airing cupboard housing gas boiler (replaced March 2025) and hot water tank, built in cloaks cupboard and cupboard housing meters and fuse board, Amtico treated oak flooring, oak panelled internal doors with chrome furniture.
- Dual aspect sitting room with windows to front and side, fireplace with marble surround, slate slips and hearth with inset wood burning stove.
- Extended kitchen/dining room fitted with a contemporary Magnet kitchen comprising a range of light grey gloss wall cabinets and base units of cupboards and drawers, large island unit and complimenting white glass effect worktops and grey metro tiled splash backs. Neff induction hob with stainless steel extractor hood over, sink and mixer tap and space for dishwasher. Range of full height storage units incorporating eye level double oven, under counter fridge and pan drawers. Glazed door to Utility Room, Amtico treated oak flooring, central roof light, inset led ceiling lights and bi-folding doors opening onto the terrace.
- Utility room having window and door to side, laminate worktop and matching base unit, space and plumbing for washing machine and tumble dryer, space for freestanding fridge/freezer and coat hanging space, continuation of the matching flooring, inset led ceiling lights and door to:-
- Contemporary shower room fitted with a white suite comprising close coupled w.c, floating wall mounted basin, meter wide shower enclosure, thermostatic shower on riser, tiled surround, glazed door and extractor. Chrome heated towel rail, inset led ceiling lights, opaque window and ceramic tiled flooring.
- Three bedrooms accessed off the central hallway, two with aspect to side and one with aspect to the front, all with continuation of the Amtico treated oak flooring.
- Contemporary family bathroom fitted with a white suite comprising vanity unit incorporating concealed cistern W.C and basin with cupboards beneath. Bath having wall mounted thermostatic shower on riser and drench head over, tiled splashback and folding glazed screen. Chrome heated ladder towel rail, wall tiling to half height, opaque window to side and tiled effect laminate flooring.



- The property is approached over a good sized block paved driveway providing off road parking having mature hedge and fenced boundaries, area of lawn with mature shrub borders, beech hedging to front, wooden gate to side leading to the rear garden.
- The rear garden is a delightful feature of the property and boasts an Indian stone terrace across the rear ideal for outdoor entertaining, the remainder being mainly laid to extensive lawn with well stocked shrub/flower borders, mature trees including Weeping Willow and Sycamore, fenced and mature beech hedged boundaries. Useful outbuildings include a pretty summer house with power, insulated workshop shed with power and light and further garden shed to the far rear. Delightful rural outlook over fields.
- Council Tax: Band: E – Tonbridge & Malling – Amount currently payable: £2,727.46 (2024/25).
- Services: All main services. Gas central heating. Double glazed windows. Extended in 2017.
- EPC: D
- Agents Note: Photographs were taken in 2022

Hildenborough

This popular village offers local shops and post office and amenities including medical centre, village hall, 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 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 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.

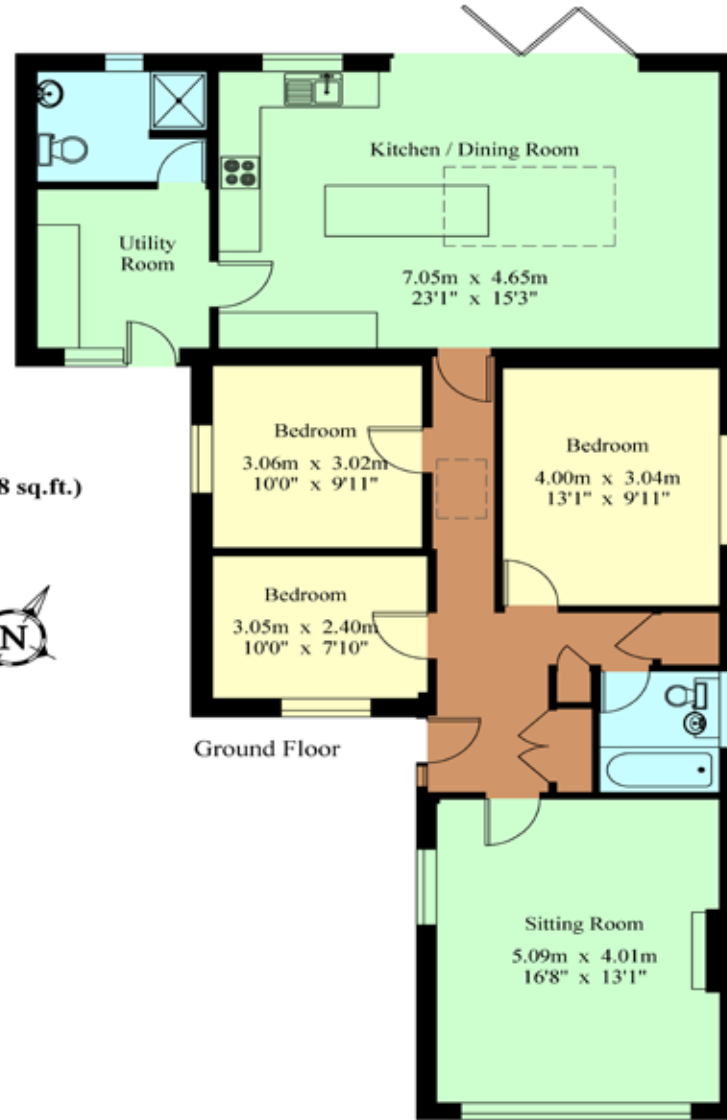
Viewing

Strictly by appointment via James Millard Independent Estate Agents
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102 Leigh Road

Gross Internal Area : 116.0 sq.m (1248 sq.ft.)



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