



18 Greenview Crescent, Hildenborough, Kent TN11 9DR  
Guide: £550,000 - 575,00 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



\*Detached Craftcast Bungalow \*Quiet Residential Area  
 \*Close to Stocks Green Primary School \*Three Double Bedrooms  
 \*Sitting Room with Study Area \*Kitchen \*Cloakroom  
 \*Separate Dining Room \*Family Shower Room  
 \*Generous Level Southerly Rear Garden \*Wide Frontage & Driveway

#### Description

Detached three bedroom extended Craftcast bungalow, situated in a quiet residential area, close to the popular Stocks Green Primary School and local amenities. The property has been a long term family home enjoying a generous plot with level southerly rear garden and ample off road parking.

#### Accommodation

- Approached to the side with front door leading to the entrance hallway having doors to all the bedrooms, family shower room and dining room and laminate wood effect flooring throughout.
- Kitchen fitted with a comprehensive range of wall mounted cabinets and base units of cupboards and drawers, laminate worktops and tiled splashback. Space for appliances including dishwasher, washing machine, oven and American style fridge freezer. Door leading to the rear garden, spot lighting and ceramic tiled flooring.
- Off the kitchen a wooden and glazed door leads to the cloakroom comprising close coupled toilet with small hand basin and wall mounted Worcester gas fired boiler.
- Centrally positioned is the dining room offering a variety of uses with laminate wood effect flooring and fitted cupboard.
- Bright sitting room having window and French doors opening to the rear terrace, laminate wood effect flooring and open archway to further area currently utilised as a study.
- Three double bedrooms, one with aspect to side and fitted wardrobe and two with aspect to front, the main enjoying having a bank of fitted mirrored wardrobes. All with laminate wood effect flooring.
- Spacious family shower room fitted with a white suite comprising vanity unit with concealed cistern toilet and basin with tiled splashback. Corner shower cubicle with rainfall head, tiled splashback and glazed screen, chequerboard vinyl flooring and extractor.

- The generous level rear garden enjoys a southerly aspect having an Indian stone terrace with pergola and pathway leading to the far rear. Mainly laid to lawn with fenced boundaries, useful garden room or potential home office and two timber sheds.
- The property enjoys a wide frontage with driveway offering ample off road parking for several vehicles and wooden gate providing side access to rear garden.
- Services & Points of Note: All mains services. Gas fired central heating with Hive control. Double glazed windows.
- 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.

Viewing Strictly By Appointment

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