



Oast View, 22 Hawden Close, Hildenborough, Kent, TN11 9BP
Guide: £675,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Link-Detached Four Bedroom Family Home
- *Popular Residential Close backing Fields
- *Sitting Room *Conservatory Extension *Modern Kitchen *Cloakroom
- *Main Bedroom with En-Suite Shower Room *Family Bathroom
- *Attached Single Garage *Driveway
- *South Facing Rear Gardens adjoining Farmland
- *No Onward Chain

Description

This attractive extended link detached four bedroom family home is situated in a quiet residential cul-de-sac on the south side of Hildenborough, close to local schools and amenities. The property is presented in good decorative order throughout, with modern kitchen and bathroom suites and south facing rear garden with open outlook over fields.

Accommodation

- Composite front door with fan light leading to entrance hallway having stairs rising and turning to the first floor, dado rail, cloaks cupboard and under stairs storage cupboard. Ground floor cloakroom comprising close coupled toilet and small basin.
- Bright dual aspect sitting room with bay window to front and French doors with matching full height side windows opening to the conservatory and wall light points
- Conservatory/dining room extension spanning the rear of the property, glazed on three sides with French doors to garden and single door to side, ceramic tile flooring and lovely outlook over the garden.
- Modern kitchen fitted with a comprehensive range of cream wall mounted cabinets and base units of cupboards and drawers, solid worktops with up stands and under mounted sink unit. Neff appliances including eye level double oven, induction hob with extractor over, integrated slimline dishwasher and washing machine. Fitted microwave, pull out full height larder unit and fully integrated fridge/freezer, LED downlighting, ceramic tiled flooring and door leading out to the conservatory.
- First floor landing with window to side and access to loft via hatch.
- Main bedroom with aspect to front and fitted with a range of bedroom furniture including wardrobes, dressing table and chest of drawers. Contemporary en-suite shower room fully tiled comprising concealed system toilet and basin built into vanity unit, corner shower enclosure with rainfall head and thermostatic controls. Chrome heated towel rail, LED downlights and ceramic tiled flooring.
- Second, third and fourth bedrooms all enjoying a lovely aspect to rear with lovely views over the surrounding countryside, dado rails and laminate would affect flooring.
- Contemporary family bathroom fully tiled comprising concealed system toilet and basin built into a vanity unit, panelled bath with rainfall head, thermostatic controls and glazed screen, chrome heated towel rail, LED downlights and extractor fan.

- Garden rear garden with brick paved terrace areas of lawn with sharp flower boards dividing brick wall leading to a further area of lawn backing open fields to the rear. Access to decide by pathway. External power sockets.
- The property is approached over a concrete driveway leading to the garage with step to the front door and pathway leading to the side access and rear garden. Area of lawn with attractive central magnolia tree. Single garage with up and over door to front.
- All main services. Gas central heating.
- Council Tax Band: F – Tonbridge & Malling Borough Council
- EPC: D

Hildenborough

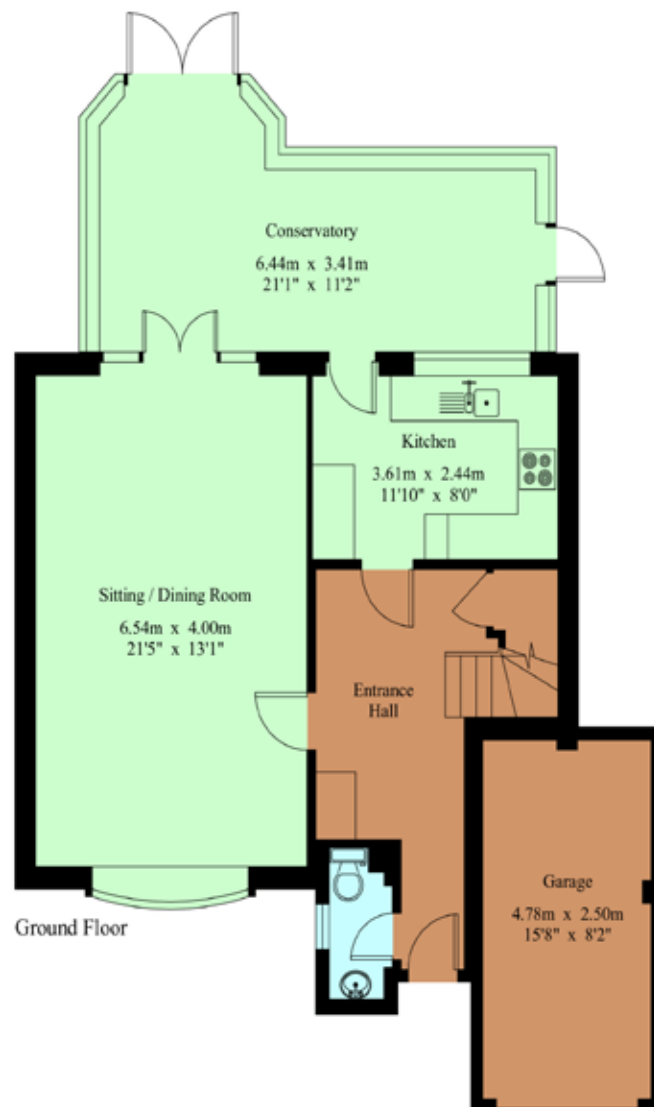
This popular village offers local shops and post office and amenities including medical centre, village halls offering social activities and classes, church, public house, library and Ridings Café. The weekly farmers' market is a popular meeting place for the local community, whilst the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street with commuter bus service to the station. 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. 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

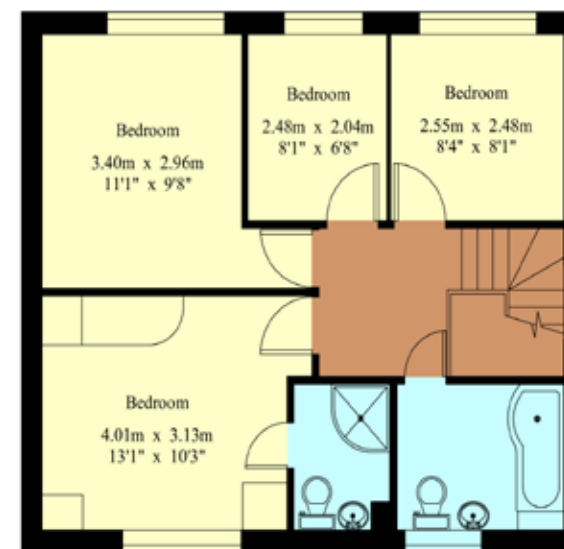
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22 Hawden Close

Gross Internal Area : 135.5 sq.m (1458 sq.ft.)
(Including Garage)



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