



48 Brookmead, Hildenborough, Kent. TN11 9PD
Guide: £675,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Attractive Link-Detached Bungalow on Outsanding Plot
- *Walkable to Stocks Green Primary School & Local Amenities
- *Two Double Bedrooms *Third Bedroom/Study *Sitting/Dining Room
- *Fitted Kitchen & Utility Room *Spacious Bath/Shower Room
- *Block Paved Driveway & Tandem Integral Garage
- *Beautiful South Facing Garden Extensing to Approx. 200ft Adjoining Farmland
- *Potential to Extend Subject to Planning Permission

Description

An opportunity to acquire this attractive link-detached three bedroom bungalow enjoying a beautiful south facing rear garden extending to approximately 200ft in length, extending into an L shape at the far rear adjoining farmland. This long term family home is well presented and could lend itself to further improvement and extensions as nearby neighbours, subject to the usual planning consents.

Accommodation:-

- Bright and welcoming entrance hallway enjoying parquet flooring which extends under the carpet in all the bedrooms and living room, access to fully boarded loft via hatch with drop down ladder and light.
- Sitting/dining room with aspect to rear, attractive central open fireplace, space for dining table and chairs and patio doors opening to the rear garden/terrace.
- Kitchen fitted with a range of wall mounted cabinets and base units of cupboards and drawers with contrasting black granite transformation worktops and tiled splashback. Single oven, gas hob and fitted extractor over, integrated fridge and slimline dishwasher, cupboard housing Potterton gas boiler and hot water cylinder. Fitted pantry, vinyl flooring and door to:-
- Utility/side lobby, a useful space with space for washing machine and tumble dryer with cupboards and worktop, further hatch giving access to roof space and doors leading to the garage and rear garden.
- Tandem integral garage having up and over door to front, mezzanine storage area, workshop area to rear with window and door to garden, power and light
- Two double bedrooms, both having an aspect to front, one enjoying wall to wall fitted mirrored wardrobes. Third single bedroom currently utilised as a study with fitted office furniture to remain.
- Family bathroom fitted with a white suite comprising panelled bath, pedestal basin, close coupled toilet and separate tiled shower cubicle. Fully tiled walls with border tile, inset lighting and ceramic tiled floor.
- The property is approached over a block paved driveway with area of front lawn and pretty shrub/flower borders.

- A real gardeners delight and wildlife haven the South facing level rear garden extends to approximately 200ft in length with additional garden to rear backing open farmland. A wooden bridge leads you over a small stream to the main expanse of lawn enjoying a wealth of mature trees and shrub borders offering a variety of interest including spring planting, fuchsia's, rhododendron and azalea beds. To the far rear the garden enjoys gravel pathways leading to an arbour with lovely outlook over the fields, raised vegetable beds and composting area.
- Services & Points of Note: All mains services. Gas central heating. Double glazed windows.
- Council Tax Band: E – Tonbridge & Malling Borough Council
- EPC: D

Hildenborough

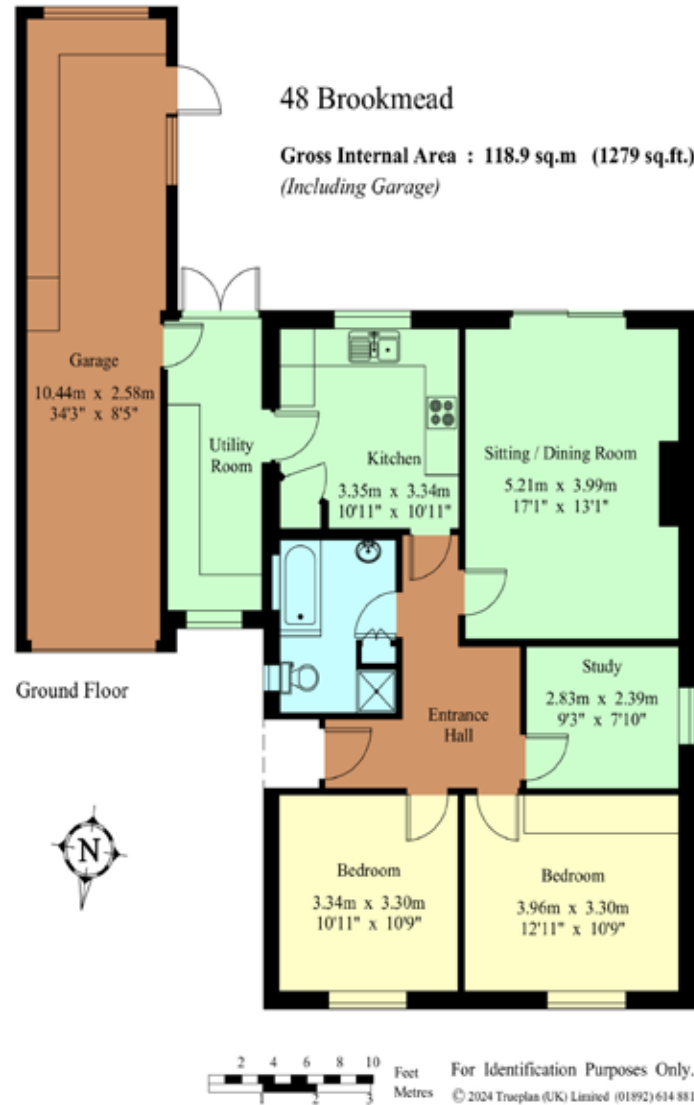
This popular village offers local shops and post office and amenities including medical centre, village halls offering social activities and classes, church, public house, library and Ridings Café. The weekly farmers' market is a popular meeting place for the local community, whilst the mainline station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