



2 Park Avenue, Hildenborough, Kent TN11 9DE
Guide Price: £900,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Detached Extended Family Home with Self-Contained Annexe
- *Desirable Residential Location in No Through Road
- *Six Bedrooms *Four Receptions *Family Bathroom *Two Shower Rooms
- *Kitchen/Dining Room & Annexe Kitchen
- *Attached Single Garage *Block Paved Carriage Driveway
- *Beautiful South Facing Rear Garden with Sunny Raised Terrace

Description

This attractive extended detached home, dating from the 1930s, occupies a prominent corner position in this sought after residential no through road. Having served as a cherished long term family home, the property offers spacious and versatile living accommodation, including a self-contained annexe, ideal for a variety of uses, or alternatively, the property could be reconfigured as a six bedroom family home if required.

Accommodation

Main House

- Approached over a block paved driveway with step to the canopied front door leading into the entrance hallway, a bright space with staircase rising to the first floor and smart laminate flooring.
- Dual aspect sitting room with central focal fireplace and wood burning stove, bay window to front and window to rear overlooking the garden.
- Study, a useful interconnecting space having laminate flooring, inset lighting and archway leading through to the:-
- Kitchen/dining room fitted with a range of wall mounted cabinets and base units of cupboards and drawers with contrasting laminate worktops and tiled splashback. Space for appliances including electric oven with extractor over, washing machine and integrated dishwasher. The space enjoys a triple aspect with smart wood effect laminate flooring, space for table and chairs and sliding patio doors leading out onto the sunny raised terrace.
- The ground floor accommodation is currently set up to provide a ground floor bedroom which could be utilised as an additional family or guest room and a spacious interconnecting shower room.
- First floor landing, access to loft via hatch with drop down ladder and light, doors to the family bathroom having fitted airing cupboard housing Worcester gas fired boiler and the separate toilet.
- The main part of the house has three bedrooms, two doubles one having aspect to rear overlooking garden and interconnecting door to the annexe, the other aspect to front and high level fitted cupboards. The third single bedroom also with aspect to front, currently utilised as a craft/hobbies room.
- The beautifully landscaped south facing gardens are a particular feature, being well tended with sunny raised Indian stone terrace and steps leading down to the lawn with deep cottage style planted borders offering a variety of colour and interest. To the side there is access to the rear of the garage, a greenhouse and hedged boundaries providing privacy. Fenced boundaries with wooden gate providing access to the side and annexe garden.



Annexe

- Entering into the dual aspect sitting room having stairs rising to the first floor and understairs storage housing electric meters. An archway leads through to the kitchen area fitted with a range of wall mounted cabinets and base units of cupboards and drawers with laminate worktops and tiled splashback. Sink, electric oven and hob with extractor over, space for washing machine and freestanding fridge/freezer.
- To the ground floor there is a further reception room which could be utilised as a dining room/home office or further bedroom if required.
- On the first floor a small landing area separates the two double bedrooms with an interconnecting Jack and Jill shower room.
- Accessed via a wooden gate from the front of the house with private area of garden, fenced and mature shrub boundaries, attractive wisteria, vegetable patch and garden shed.

Services

- Mains, electric, water and drainage. Gas central heating to main section of house. Multi-paned double glazed leaded light windows. Annexe all electric with a separate meter and electric storage heaters.
- Council Tax Band: E - Tonbridge & Malling Borough Council. EPC: D

Hildenborough is a popular village offers local shops, post office and amenities including medical centre, village halls offering social activities, 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

01732 834835

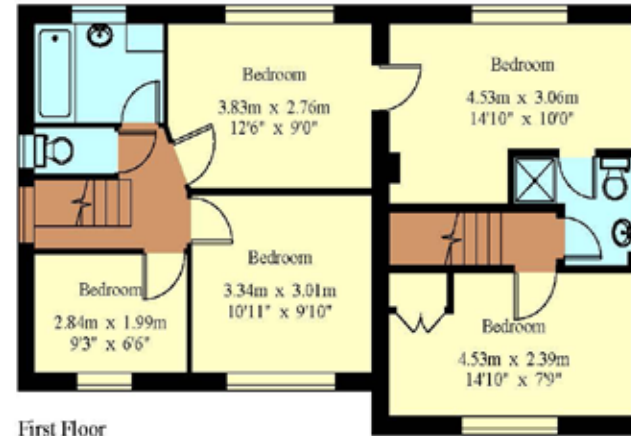
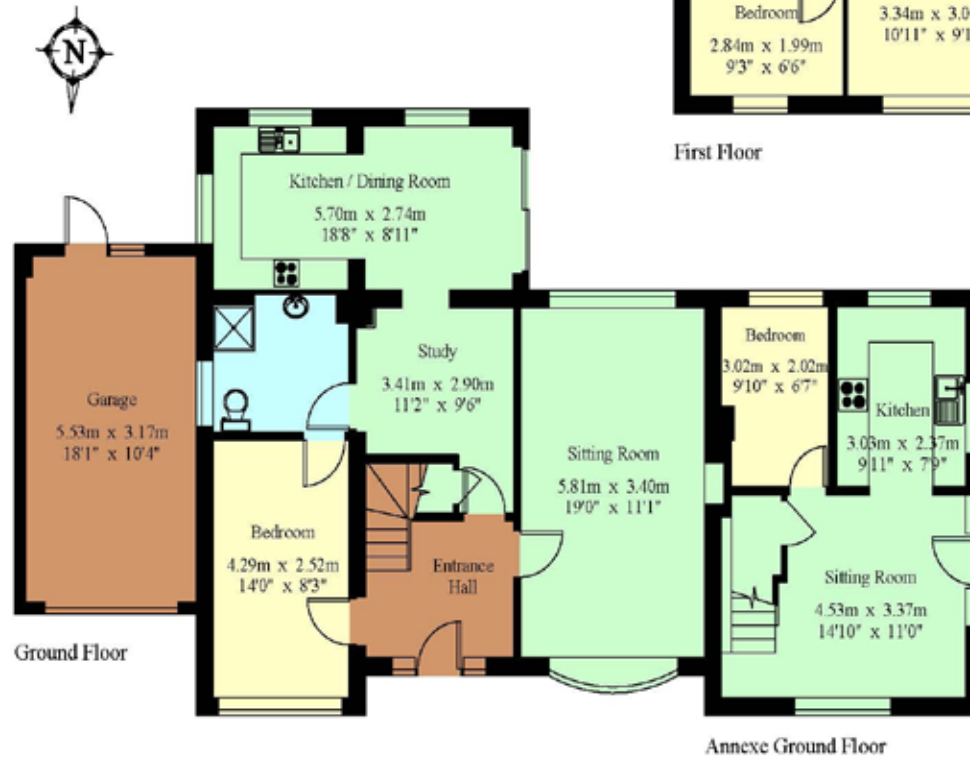
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House - Gross Internal Area : 132.0 sq.m (1420 sq.ft.)
(Including Garage)

Annexe - Gross Internal Area : 59.0 sq.m (635 sq.ft.)



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