



5 Half Moon Lane, Hildenborough, Kent TN11 9HU
Guide: £500,000 - £525,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Charming Victorian Semi-Detached House
- *Situated Close to the Village Green
- *Two Double Bedrooms
- *Walking Distance to Local Amenities & Main Line Station
- *Sitting Room
- *Bright Extended Reception/Dining Room
- *Modern Kitchen
- *Ground Floor Cloakroom
- *Contemporary First Floor Bathroom
- *Pretty Part Walled Cottage Rear Garden
- *Block Paved Driveway

Description

Charming semi-detached Victorian two bedroom village home, conveniently situated in a quiet lane near the village green. This delightful home is presented in lovely order throughout combining modern conveniences with character features with the added benefit of private off road parking and a delightful part walled cottage rear garden.

Accommodation

- The property is approached over a block paved driveway leading to the entrance door with direct access into the:
- Bright reception/dining room with part vaulted ceiling, two Velux windows, two windows to side, full height opaque window allowing in light and window to rear with fitted shutter. Attractively painted wooden staircase rising to the first floor with open archway through to the kitchen and wooden door to the sitting room, smart engineered oak flooring throughout the space and cloakroom.
- Smart modern kitchen fitted with a comprehensive range of dove grey wall mounted cabinets and base units of cupboards and drawers, contrasting worktop, metro tiled splashbacks and under cabinet lighting. Sink unit, gas hob with extractor over, AEG eye level electric oven, integrated dishwasher, washing machine and fridge freezer, engineered oak flooring. Cupboard housing Worcester gas fired boiler. Door to rear lobby with attractive Victorian style tiled floor and access to the garden.
- Separate sitting room enjoying an aspect to front, attractive sash windows with fitted shutters, central fireplace, bespoke fitted cupboards and shelving to recesses, one housing electric meter and fuse board and continuation of the engineered oak flooring.
- First floor landing linking the bedrooms and the bathroom with LED downlighting. Main bedroom with aspect to the front, fitted shutters and vanity area fitted to recess. Second bedroom with aspect to rear overlooking the garden, fitted shutters, bespoke fitted wooden wardrobes and access to the loft via a hatch with drop down ladder and light.
- Contemporary bathroom fitted with a white suite comprising panelled bath, close coupled toilet and floating vanity basin, separate corner shower cubicle, all finished with metro tiled splashbacks. Chrome heated towel rail, LED lighting and laminate wood effect flooring.
- To the front there is a block paved driveway providing off road parking and a wooden gate giving access to the rear garden.



- Pretty cottage part walled rear garden with Indian stone terrace, lawn interspersed with attractive shrubs and flower borders including roses, honeysuckle and ivy. Metal arbor with Wisteria and wrought iron gate to further area of private garden and seating area. External lighting and tap.
- Services & Points of Note: All mains services. Gas central heating. Replaced wooden framed double glazed sash windows. Replaced slate roof. Mains smoke alarms.
- Council Tax Band: D – Tonbridge & Malling
- EPC: D

Hildenborough

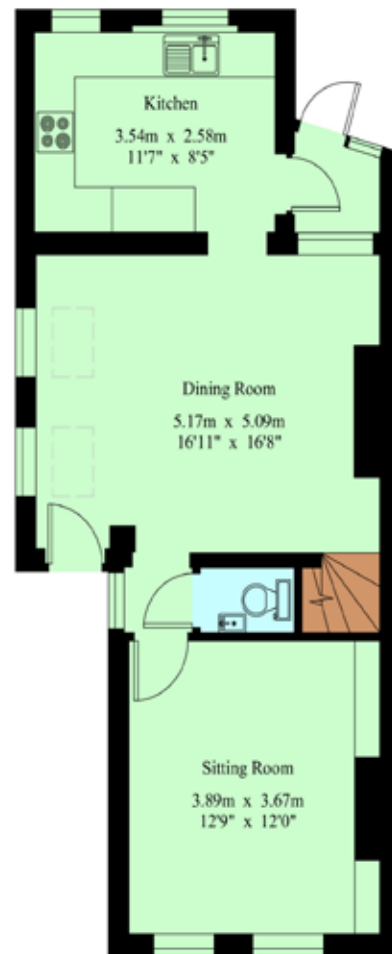
The property occupies a tucked away position in a one-way lane near the village green, within the conservation area in the heart of this popular village which offers local shops and post office and amenities including medical centre, village halls offering social activities and classes, church, public 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

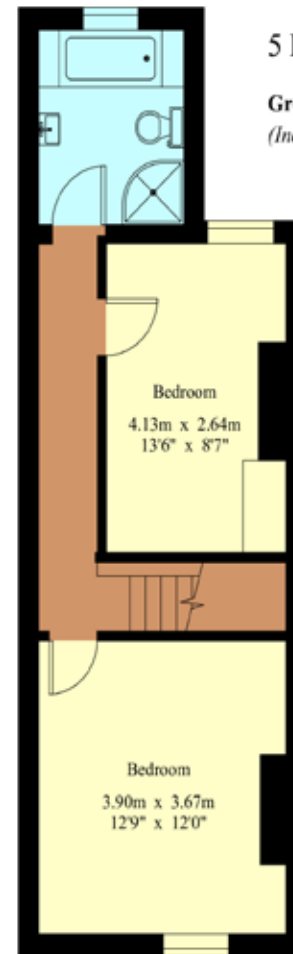
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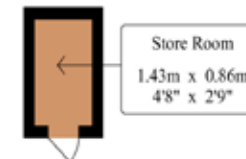
Ground Floor



First Floor

5 Halfmoon Lane

Gross Internal Area : 93.3 sq.m (1004 sq.ft.)
(Including Store Room)



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