



9 Stocks Green Road, Hildenborough, Kent TN11 7AD
Guide Price: £575,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Semi-Detached Family House
- *Popular Residential Area
- *Close to Stocks Green Primary School & Local Amenities
- *Three Bedrooms & Attic Room
- *Two Reception Rooms
- *Kitchen
- *Family Bathroom & Separate Toilet
- *Front Garden with Long Driveway
- *Detached Garage to Rear
- *Timber Garden Shed
- *Established Rear Garden Extending to Approx. 150ft in Length

Description

This semi-detached four bedroom house is set well from the road in this favoured residential area, close to the popular stocks green primary school and within easy access of the main line station offering frequent services to London. This long term family home is coming to the market for the first time in many years and offers scope for improvement and updating subject to the usual planning permission.

Accommodation

- This delightful property is set well back from the road having a long driveway flanked with lawn and mature shrub/flower borders and post and rail fencing to one side. Brick arched quarry tiled entrance porch and modern glazed front door opening to:-
- Entrance hallway with window to side and stairs rising to the first floor with understairs storage cupboard. Stripped pine doors leading to the:-
- Sitting room with aspect to front, brick open fireplace with wooden mantle and bookshelf to recess. Dining room with fitted shelves to recess and double glazed sliding patio doors leading out onto the rear terrace and garden beyond.
- Kitchen fitted with a range of wall mounted cabinets and base units of cupboards and drawers, laminate worktops and tiled splashbacks. Dual aspect with window overlooking the garden and further window and door to side. Fitted pantry, space for appliances including fridge, washing machine and freestanding gas oven, ceramic tiled flooring and spotlighting. Cupboard housing Glowworm gas fired boiler.
- First floor galleried landing with window on half landing and pine stripped doors leading to the bedrooms.
- Family bathroom fitted with a white suite comprising panelled bath with wall mounted Triton electric shower over and tiled splashback, rail and curtain and square pedestal basin. Wall tiling to half height, airing cupboard with hot water cylinder and louvre doors. Separate matching toilet fully tiled with vinyl flooring.
- Main bedroom with aspect to rear overlooking the garden. Third bedroom with aspect to front currently utilised as an office with fitted shelving. Second double bedroom also with aspect to front and door to corner staircase leading up to the dual aspect attic room with three Velux windows.



- This delightful home sits on a generous plot having a long driveway and frontage, coupled with an established rear garden which extends to approximately 150ft in length. Rear terrace with pathways running to the far rear of the garden mainly laid to lawn with deep established mature shrub borders providing privacy, timber garden shed and fenced boundaries. Prefabricated garage with double doors to front and personal door to rear, exterior power and water tap.
- Services & Points of Note: All mains services. Gas central heating. Loft converted in 1987. Double glazed windows. New glazed front door fitted 2025.
- 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

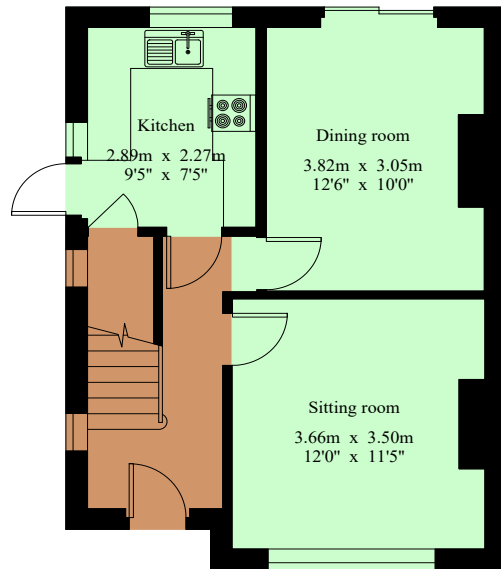
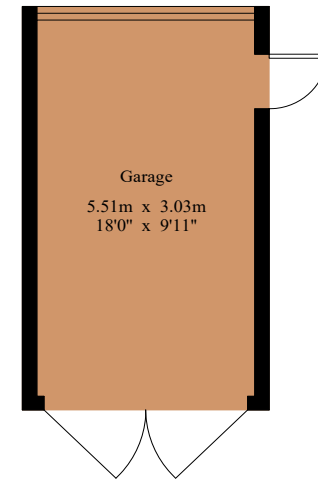
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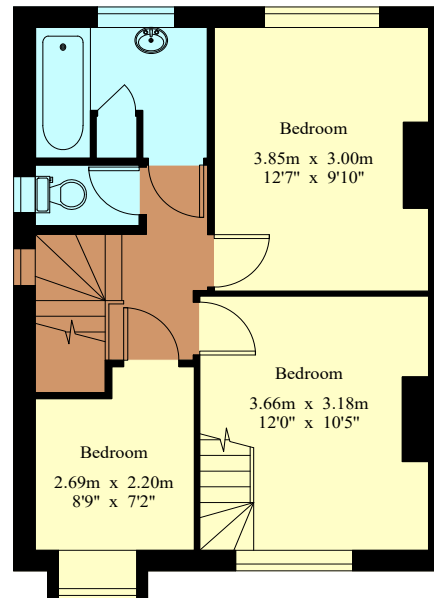
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House - Gross Internal Area : 106.0 sq.m (1140 sq.ft.)

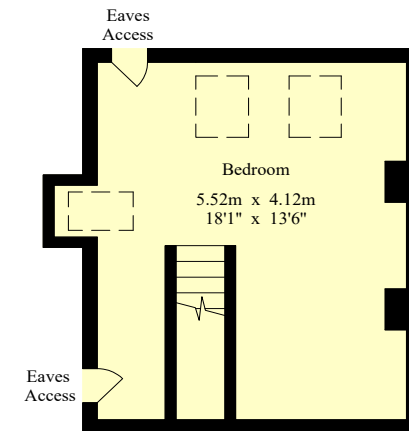
Garage - Gross Internal Area : 16.6 sq.m (178 sq.ft.)



Ground Floor



First Floor



Second Floor



For Identification Purposes Only.

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