



98A Tonbridge Road, Hildenborough, Kent. TN11 9BT  
Guide Price: £790,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



**\*Detached Four Bedroom Family House**  
**\*Sitting Room \*Separate Dining Room \*Kitchen/Breakfast Room**  
**\*Ground Floor Study & Cloakroom**  
**\*Main Bedroom with En-Suite Shower Room**  
**\*Family Bathroom \*Generous Block Paved Driveway**  
**\*Detached Double Garage**  
**\*Attractive Level Rear Gardens & Terrace**

#### Description

This smart detached four bedroom house has been a much loved family home, situated in a convenient location and enjoying a generous plot with established attractively landscaped rear garden backing fields, detached double garage and block paved driveway offering ample off road parking.

#### Accommodation

- Approached over a block paved driveway leading to the detached double garage with ample parking and pathway leading to the front door, tiled covered entrance canopy and front door opening to the:-
- Entrance hallway having stairs rising and turning to the first floor, with understairs storage cupboard and herringbone parquet flooring with decorative border. Cloakroom with concealed cistern toilet, pedestal basin with tiled splashback.
- Also off the hallway is a useful study/additional reception room with aspect to front.
- Treble aspect sitting room with windows to front, side and sliding patio doors opening onto the rear terrace. Central raised feature stone fireplace and wall light points.
- Off the hallway is the separate dining room with further attractive wooden parquet flooring, window overlooking the garden and door to garden, spot lighting and archway leading through to the kitchen.
- Bright kitchen/breakfast room fitted with a range of light wood effect wall mounted cabinets and base units of cupboards and drawers with tiled splashback. Appliances include integrated Miele dishwasher, space and plumbing for washing machine and space for freestanding gas cooker. Cupboard housing Worcester gas fired boiler, space for table and chairs, door to the garden/terrace and tile effect vinyl flooring.
- First floor landing with high window to front, access to loft space via hatch and fitted airing cupboard.
- Main bedroom with aspect rear and outlook over fields, wall to wall fitted wardrobes including mirror doors and ensuite bathroom fitted with a white suite comprising panelled bath with thermostatic shower over, curtain and rail, vanity corner unit including concealed cistern toilet and basin with contrasting top. Chrome heated towel rail and vinyl flooring.
- Two further double bedrooms, one with aspect to rear and views over the garden and fields and two with aspect to front, one single/nursery. Family bathroom fitted with a shower bath with thermostatic shower over, curtain and rail, close coupled toilet, pedestal basin with tiled splashback and skylight window.

- A particular feature the landscaped level rear garden enjoys a large stone terrace with low retaining brick wall and shallow steps leading to the lawn. Pathways run to the far rear where you will find a greenhouse, garden shed and vegetable beds. Fenced boundaries, fruit trees and mature shrub/flower borders. Side access to both sides of the property with block paving and wooden access gates.
- Detached double garage with personal door to side and electronically operated roller shutter door, mezzanine storage area, power and light.
- Services: All mains services. Gas fired central heating. Double glazed leaded light windows.
- Council Tax Band: F – Tonbridge & Malling Borough Council
- EPC: C

#### Situation

The property is conveniently located on the Tonbridge/Hildenborough borders with the popular towns of Sevenoaks and Tunbridge Wells nearby. A short walk from the recently opened Never Say Never Elite pub and the BP garage with M&S food which offers day to day amenities. The popular village of Hildenborough offers local shops, 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. Tonbridge is a market and commuter town situated on the banks of the river Medway with Norman Castle and riverside park, offering an excellent range of High Street shops, supermarkets, coffee shops and restaurants. Main line stations in Tonbridge and Hildenborough offer fast frequent services to London Charing Cross/Cannon Street and London Bridge. The A21 by-pass links to the M25 motorway network to London, the south coast, major airports, the Channel Tunnel and Bluewater shopping centre. Well regarded primary schools include Stocks Green and Hildenborough CofE. Grammar schools in Tonbridge, Sevenoaks and Tunbridge Wells including Judd, Tonbridge Grammar School and Weald for Girls and The Skinners School. Private schools including Sackville, Hilden Oaks, Hilden Grange Sevenoaks and Tonbridge School. State secondary schools in Tonbridge including Hayesbrook and Hillview. Leisure facilities include Tonbridge Park offering open air swimming pool, tennis courts and children's play areas. Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.



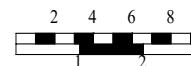
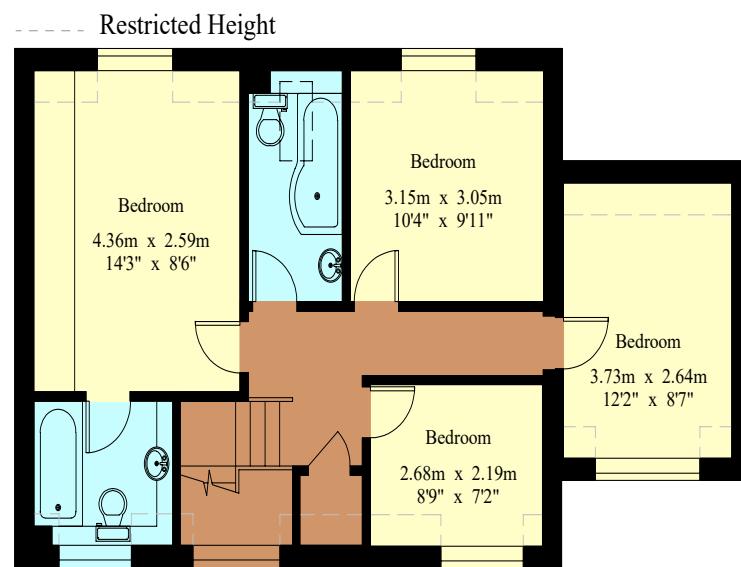
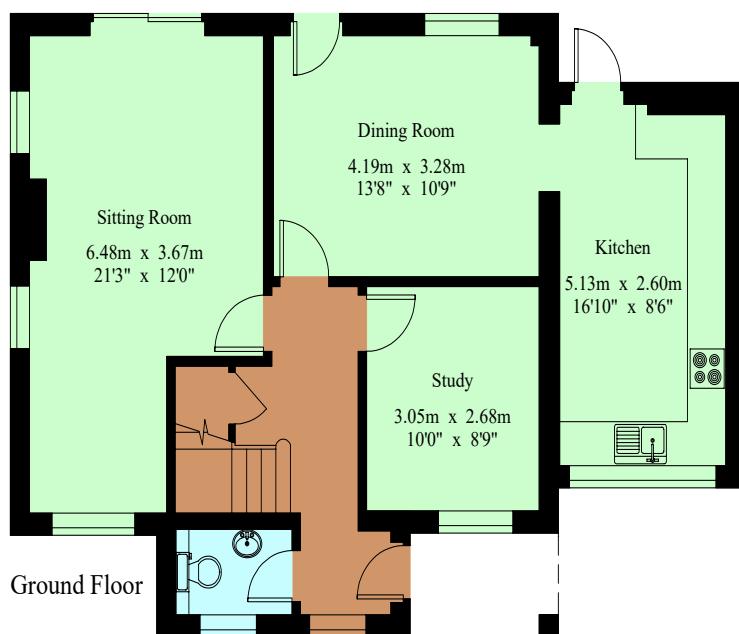
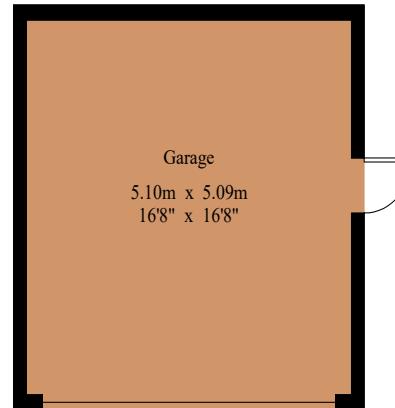
Viewing Strictly By Appointment

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# 98A Tonbridge Road

**House - Gross Internal Area : 133.8 sq.m (1440 sq.ft.)**  
**Garage - Gross Internal Area : 25.9 sq.m (278 sq.ft.)**



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