



Tonbridge Road, Hildenborough, Kent, TN11 9HW

Guide Price £350,000

When experience counts...

est. 1828  
**bracketts**

We are pleased to offer for sale this brand new two-bedroom ground floor apartment situated in the heart of Hildenborough. The village has an excellent mainline train station, Marks & Spencer, coveted schools, Golf Course and leisure facilities at Nizels Heath & Country Club. There is beautiful surrounding countryside offering a variety of walks, rides & runs.

The property benefits from a private front door leading to entrance hall, large master bedroom with dressing area and modern en suite bathroom, second bedroom and a further shower room / cloakroom WC, open plan kitchen and sitting room. Further benefits include underfloor heating throughout, integrated appliances, a boiling tap as well as a brand new boiler and new carpet & flooring throughout. The property is to be sold with share of the freehold and no onward chain. Externally there is a block paved parking area with the option to create a courtyard style garden. Viewings strongly recommended.

Two Bedrooms

Brand New Ground Floor Apartment

Modern Fitted Kitchen

Underfloor Heating & Brand New Boiler

Modern En Suite Bathroom & Shower Room

Close to Local Amenities, Coveted Schools

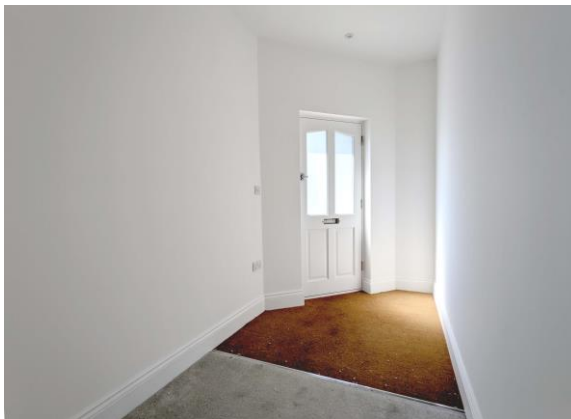
Good Access to Road and Rail Networks Servicing London

Private Front Door

Off Street Parking or Option For Courtyard Style Garden

NO ONWARD CHAIN





### **LOCATION: Tonbridge**

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

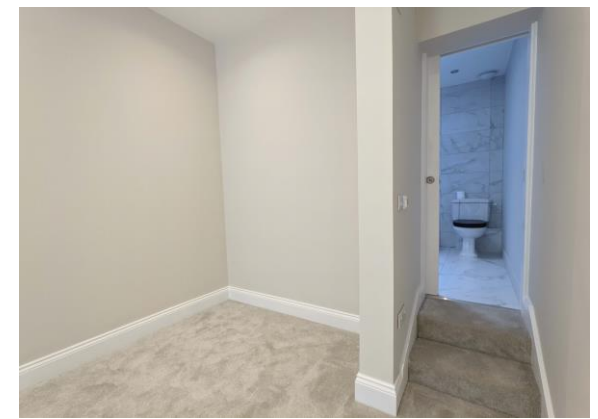
Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

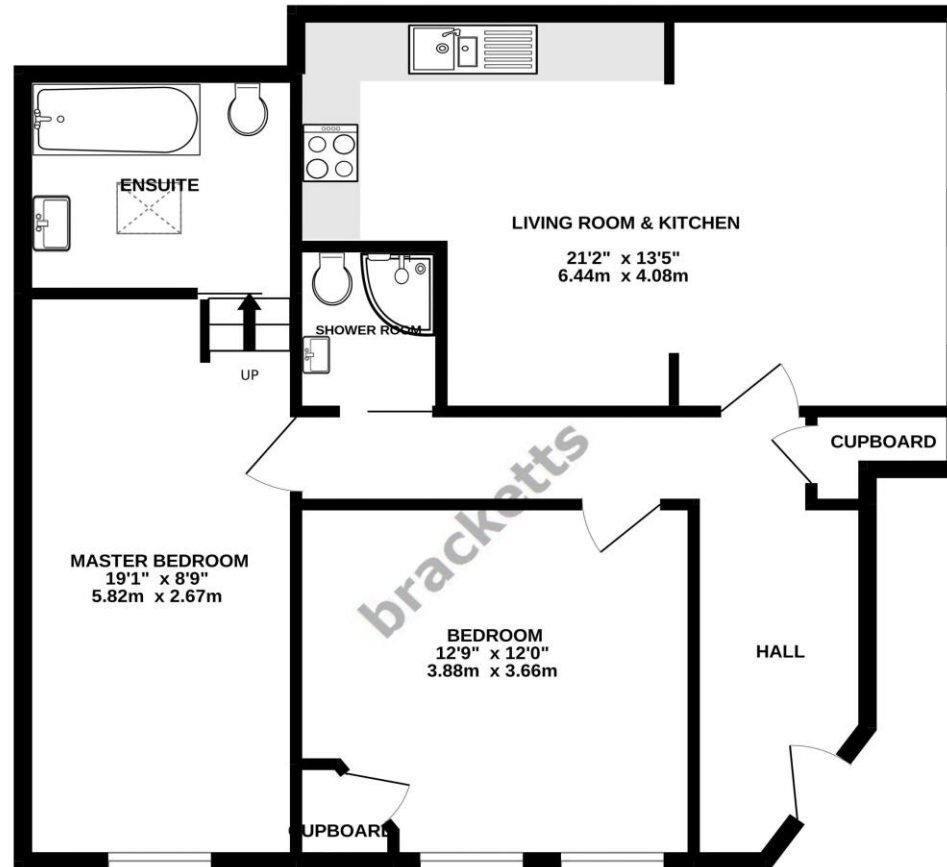
### **ADDITIONAL INFORMATION:**

- Council Tax Band C
- Double Glazed Windows
- Lease Hold Information - TBC
- Maintenance Charges – TBC
- New Boiler – Under Floor Heating



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



TONBRIDGE ROAD HILDENBOROUGH

TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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