



Riding Park, Hildenborough, Tonbridge, Kent, TN11

Guide Price £500,000

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Offered for sale is this unique two / three bedroom property situated within a quiet cul de sac in the popular village of Hildenborough. This property offers versatile accommodation and is currently set up to support a spacious two-bedroom semi-detached home, as well as offer a one-bedroom annex. As you enter the property, there is an entrance hallway which accesses both the house, annex and provides access straight through to the rear garden as well. As you enter the house, it comprises entrance hallway, living room, kitchen / diner, utility room, conservatory and downstairs cloakroom. Upstairs there are two double bedrooms and a great sized family bathroom with separate shower and bath. As you enter the annex, there is a kitchen / dining room, one double bedroom, bathroom and conservatory which is used as a living room. Outside there is a small walled garden to the front and fantastic sized rear garden mainly laid to lawn with patioed and decked seating areas. The property is conveniently situated for easy access to the local amenities such as One Stop convenience store, Ridings Café, The Half Moon public house, St John's Church and Primary School. We strongly recommend an internal viewing on this deceptive home to appreciate its unique and versatile space it has to offer.

Versatile Home

Two Bedroom Semi-Detached House

Additional One Bedroom Annex

Large Rear Garden

Living Room

Kitchen / Dining Room

Utility Room

Conservatory

Quiet Cul De Sac Location

Deceptively Spacious





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).

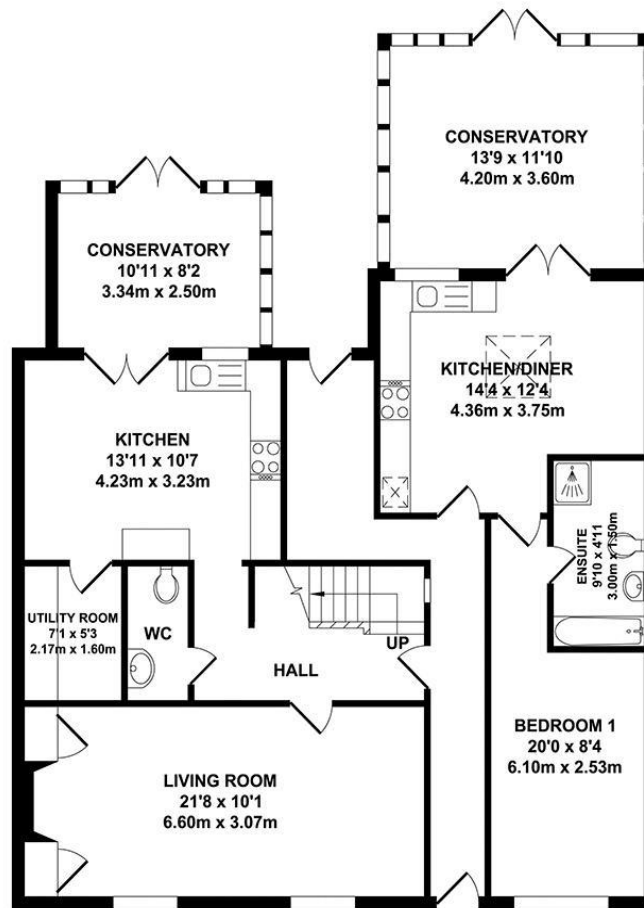
ADDITIONAL INFORMATION:

Council Tax Band C

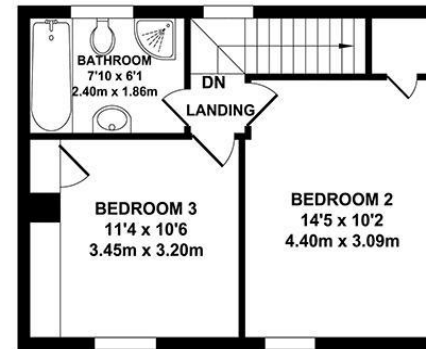
Double Glazed Windows



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GROUND FLOOR
APPROX. FLOOR AREA
1284 SQ.FT.
(119.25 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
361 SQ.FT.
(33.55 SQ.M.)

TOTAL APPROX. FLOOR AREA 1645 SQ.FT. (152.80 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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