



Wilson Close, Hildenborough, Tonbridge, Kent, TN11

Guide Price £575,000

When experience counts...

est. 1828  
**bracketts**



Bracketts are pleased to offer for sale this beautiful family home. Forming part of a small cul de sac off the sought after Leigh Road, conveniently located for local amenities, along with main line station to London and In the catchment area for the popular Stocks Green Primary. Main towns of Tonbridge and Sevenoaks are nearby. This well presented property comprises entrance hall, large sitting room / dining room with feature fireplace, modern fitted kitchen, cloakroom WC and internal door leading to garage. To the first floor there is a shower room and three bedrooms. Externally there is low maintenance front & rear gardens, doors to a double glazed conservatory, garage & driveway. We recommend viewing at your earliest convenience.

Three Bedrooms

Detached Family Home

Cul De Sac Location

Close to Local Amenities &  
Catchment Stocks Green School

Large Sitting / Dining Room

Modern Fitted Kitchen

Shower Room

Low Maintenance Rear Garden

Conservatory

Garage & Driveway







### 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).

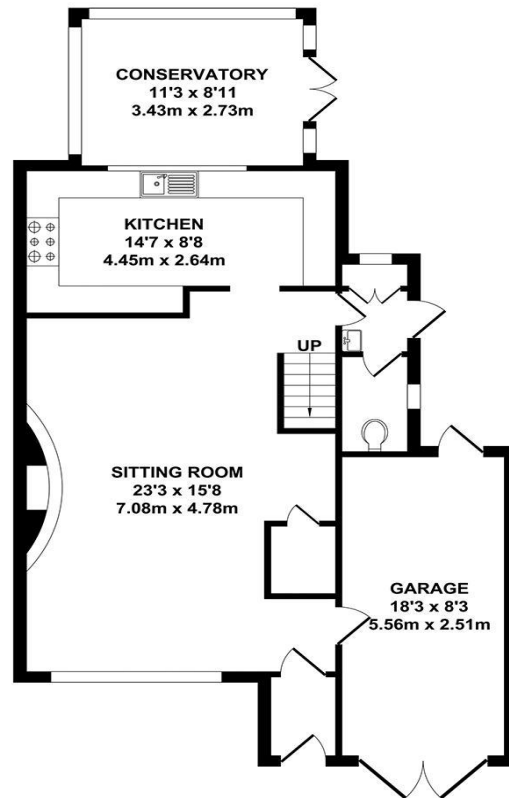
### ADDITIONAL INFORMATION:

Council Tax Band E  
Double Glazed Windows

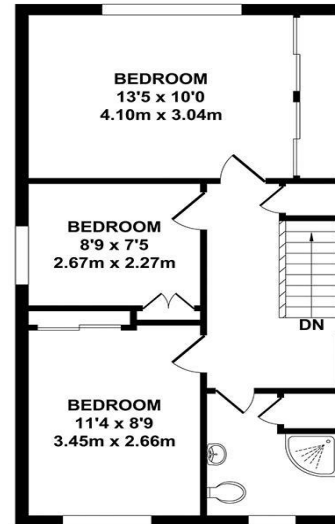
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		



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GROUND FLOOR  
APPROX. FLOOR AREA  
800 SQ.FT.  
(74.32 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
480 SQ.FT.  
(44.55 SQ.M.)

TOTAL APPROX. FLOOR AREA 1280 SQ.FT. (118.87 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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