



Church Road, Hildenborough, Tonbridge, Kent, TN11 9JL

Guide Price £450,000 - £475,000

When experience counts...

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bracketts

Offered for sale is this good size two bedroom extended 1950s semi-detached situated in the heart of Hildenborough Village. Close to all local amenities including local convenience store, post office, coveted schools and Hildenborough mainline station. Internally the property comprises entrance hall, cloakroom WC, sitting room, kitchen / breakfast room and further reception to rear. The first floor offers a family bathroom and two double bedrooms. Externally there is a good size rear garden mainly laid to lawn with a large shed. To the front a driveway for two vehicles. We recommend viewing at your earliest convenience.

Two Double Bedrooms

Extended Semi Detached Family Home

Central Village Location Close To Local Amenities, Coveted Schools & Mainline Station

Sitting Room

Kitchen / Breakfast Room

Dining Room

Family Bathroom

Good Size Rear Garden With Large Shed

Driveway to Front

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, 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

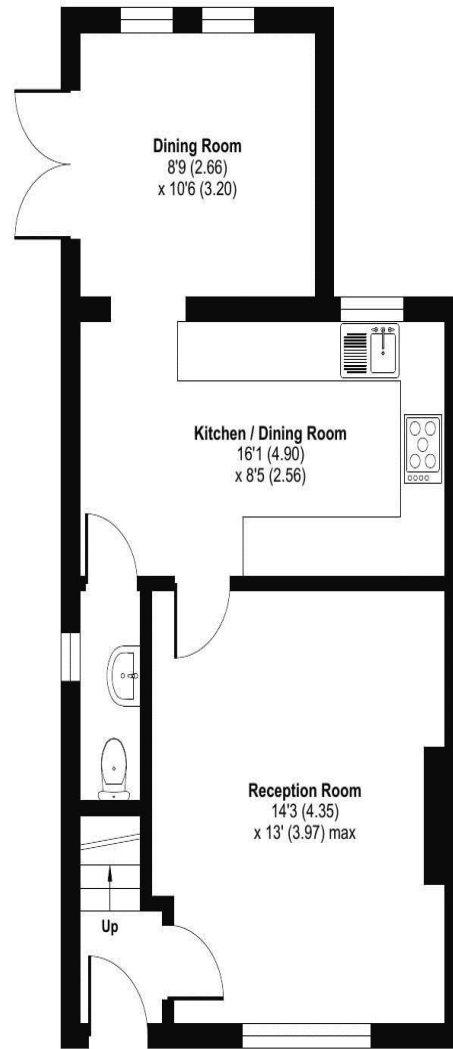


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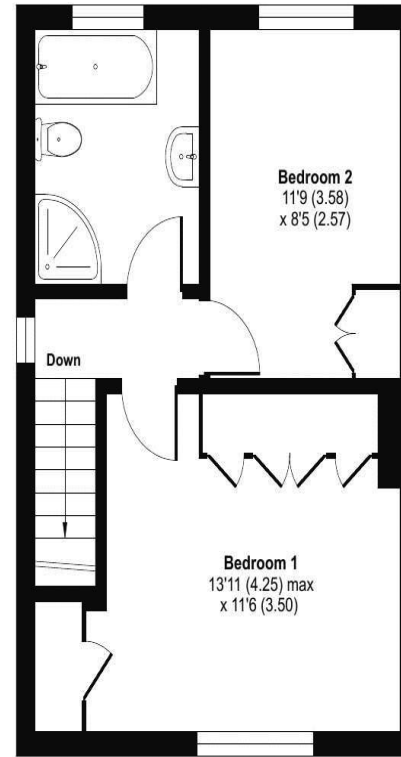
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Approximate Area = 851 sq ft / 79 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Bracketts llp. REF: 1147571