



Hillview, Tonbridge Road, Teston, Maidstone, ME18 5BU  
GUIDE PRICE £425,000 - £450,000



## About this property.....

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If you are looking for a home with nearby COUNTRYSIDE WALKS that is easily COMMUTABLE TO LONDON, then look no further. This beautifully presented 3 bedroom semi detached family home is just under 2km to Watlington station which offers journey times to London Cannon Street, Charing Cross and St Pancras in around 1hour 15 minutes.

The current owners have lived here for 40 years having raised their family here but are now looking for something a little smaller. This property oozes an abundance of light throughout and this is particularly noticeable in the living room with its large bay window. This room also boasts a working fireplace creating the perfect place to watch a film or read a book in a cosier setting. The property has been well maintained throughout but offers scope to extend too. The loft space already has velux windows, is boarded and has previously been used as a play room so there is the possibility to make this a more permanent feature.

Outside, you will find a good sized, private rear garden with a summer house at the far end. There is a door into the tandem garage/workshop which measures approximately 9.5m x 3m (31ft x 9.5ft) which would be ideal for someone with an interest in cars or bikes but could also be converted into a work from home space. With ample parking on the driveway too, we really feel this property has a lot to offer so we recommend an early viewing to avoid disappointment.

## Situation.....

We think Teston village offers the perfect balance of pleasant village life, but with the added bonus of not being too far from civilisation with Maidstone, Tonbridge and Kings Hill all being a short drive away. Young families will love spending time in the 32 Acre Teston Bridge Country Park, where you can enjoy picnics, ball games or even attend the famous kite festival. Nature lovers will enjoy the array of wildlife along the river footpaths and you may even be lucky to see one of the local otters hunting on the river bank. The village centre has a village green, Church and nursery and there is also a popular farm shop on the edge of the village. For those commuting by train to London, nearby Watlington station offers journey times to London of around 1 hour 15 minutes with a change at either Tonbridge or Strood.













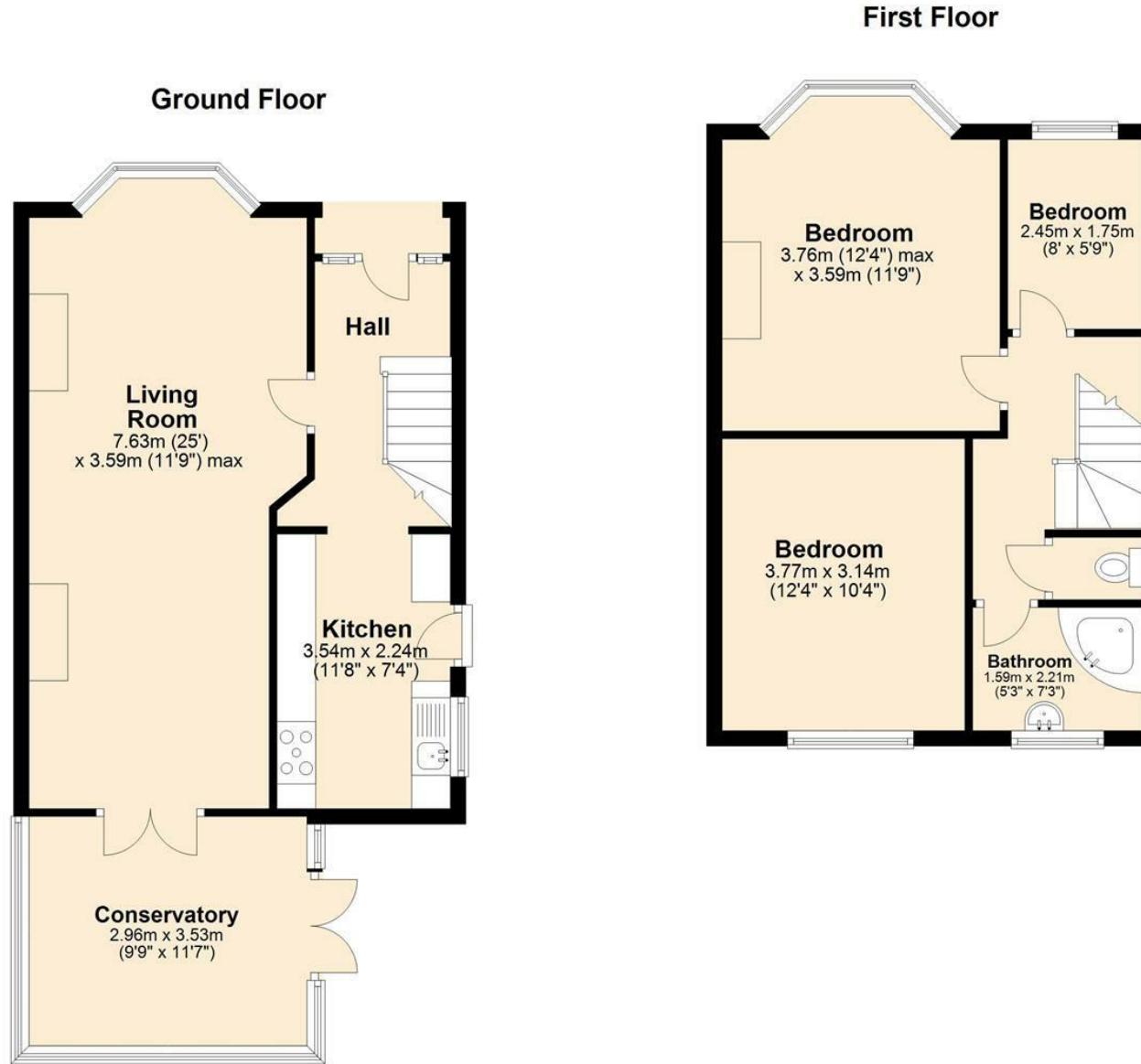
Well Maintained 3 Bedroom Semi Detached Family Home  
Bay Fronted Living - Dining Room With Working Fireplace  
Kitchen With Integrated Appliances & Water Softener  
Conservatory  
Scope To Extend  
Good Sized Established Rear Garden  
Tandem Garage Measuring Approx 9.5m x 3m (31ft x 9.5ft)  
Driveway For Up To 5 Cars  
Just Under 2km to Watlington Station with Trains to London in around 1Hr 15 Mins  
600m Walk To Teston Bridge Country Park







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Total area: approx. 94.5 sq. metres (1017.6 sq. feet)

## Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.





