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# Barnes Kingsnorth



London Road, Hildenborough

loorplan 1



**St Georges Villas, London Road,  
 Hildenborough, Kent, TN11 8NH**

**£565,000 Freehold**

**Viewings strictly by appointment with the agent**

**Tel: 01732 771616**

**www.bkestateagents.com**

**AGENT'S NOTE:** Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.





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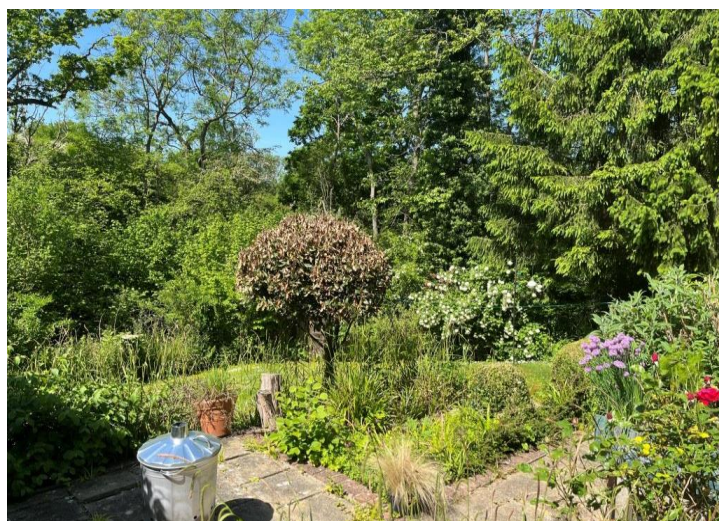
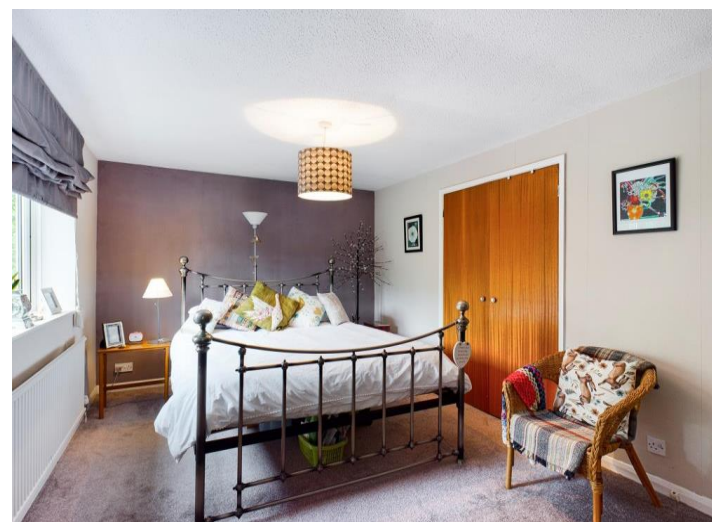
### THE PROPERTY

Plenty of space for the family to grow into, at this well-presented detached home, situated in a tucked away position overlooking woodland and located between Tonbridge and Sevenoaks. Entrance hall with useful ground floor cloakroom takes you into the spacious living room with feature fire and aspect over the front of the property. There is plenty of space for comfy seating and the room leads through to the dining room with views across the rear garden from the patio doors. The fully fitted kitchen/breakfast room is generous enough to include seating plus breakfast table, a great space for the family to gather after a busy day and provides ample work surfaces, storage cupboards and an impressive Range cooker. Just off the kitchen is a useful utility room with sink, storage cupboards plus washing machine. Stairs from the hall lead up to the first floor where you will find the main bedroom, overlooking the rear garden, which includes built in cupboard storage and boasts an en-suite shower room. Bedroom two is a double bedroom and overlooks the front of the property as does single bedroom three. The contemporary family bathroom with crisp white suite including bath completes the first-floor accommodation.

### OUTSIDE

Neat block paved frontage with driveway parking for several vehicles leading to a double garage. The secluded rear garden with woodlands beyond can be enjoyed with a morning coffee on the terrace which includes a generous patio area. Plenty of playing space for the children on the generous lawn with borders of mature shrubs and trees or to exercise those green fingers should you wish!

**Agents note:** This property runs on Calor Gas and benefits from a new Gas boiler installed in 2024



### THE LOCAL AREA

Ideally positioned, this family property ticks all the boxes being situated close to the popular village of Hildenborough, with its local shops, bus routes and two favoured Primary Schools - Stocks Green and Hildenborough CP school. The town of Tonbridge is approximately 2 miles distant and offers an excellent range of shopping, restaurants and recreational facilities along with a fine selection of state and independent schools. The town boasts a fine example of a Motte & Bailey Norman castle set upon the banks of the River Medway. The castle grounds adjoin Tonbridge sports ground with it's indoor/outdoor swimming pool, cycle routes and sports pitches. Rail services are offered from either Hildenborough or Tonbridge with fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. Easy access also to the A21 and the coast.

### ROUTE TO VIEW

From Tonbridge town centre take the B245 northwards towards Hildenborough. Continue through the village of Hildenborough for approximately 1.5 miles and the property will be found on the left-hand side identified by our For Sale board.

*PLEASE NOTE: In accordance with Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.*

**Energy Efficiency Rating: E**

**Council Tax Band: E**

