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Barnes Kingsnorth



**Mount Pleasant, Hildenborough,
 Tonbridge, Kent, TN11 9JJ**

£625,000 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

Brought to the market with family living in mind, this well-presented link-detached family home is ideally situated for schools and local amenities and will certainly appeal to the growing family. Entrance door leads you into the entrance hall with parquet flooring which flows into the separate dining room overlooking the front of the property, a great space for entertaining or to gather the family together over the evening meal. The bright and spacious living room enjoys a double aspect and has double glazed double doors overlooking the rear garden, bringing the outside in, so enjoy that morning coffee whilst watching the wildlife and the changing seasons. Easy care stylish wooden flooring in here, a must for the busy family. The stylish kitchen is equipped with cream base and wall units and marble effect worktops providing plenty of space for storage and working surfaces, the sale includes the gas cooker. There is a handy addition of a downstairs cloakroom. Stairs rise from the hall and ascend to the first floor where you will find the three double bedrooms and single bedroom plus the elegant family bathroom fitted with crisp white suite and electric shower over the P-shaped bath.

OUTSIDE

A delightful, fully enclosed rear garden provides privacy and with an area of lawn to allow the children to let off steam and the many mature shrubs and plants, it is perfect for both families and the budding horticulturist too. Enjoy an evening glass of wine and the peace & quiet when the children are in bed on the generous patio area. There is an easily maintained area of garden to the front of the property plus a garage, a useful addition for storing all that family paraphernalia plus ample off-road parking. This 'move-in' ready homes provides the ideal opportunity for families to be within a village location with local amenities and excellent schools right on the doorstep and should definitely feature on your 'to view' list.

AGENTS NOTE: The property has gas central heating and double glazing.



THE LOCAL AREA

Ideally positioned, this family property ticks all the boxes being situated in 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 its 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 taking the right-hand turn before the Church into Riding Lane, take the second turning into Mount Pleasant, continue along and No. 49 is situated on the right-hand side.

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: C

Council Tax Band: E

