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# BarnesKingsnorth



TONBRIDGE ROAD, HILDENBOROUGH

TOTAL FLOOR AREA : 1772 sq.ft. (164.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Tonbridge Road, Hildenborough, Tonbridge, Kent, TN11 9BH**

**£650,000 Freehold**

**Viewings strictly by appointment with the agent**

**Tel: 01732 771616**

**[www.bkestateagents.com](http://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

This beautifully presented four bedroom home, offers extended family accommodation and super sized gardens to rear. The interior has been redesigned with flexibility and spaciousness in mind. A stylish 'Burnhill', fitted kitchen/family room is at its core and sure to be the heart of the home where all the family & friends can gather. Rooms radiate off the porcelain tiled hallway, with plenty of cupboard storage for coats and shoes. There is a useful utility room with sink, storage and space for the essential laundry equipment and a separate downstairs wet room/cloakroom too. The spacious, sitting room lies to the front of the property with large picture windows and double doors opening into a useful study. The kitchen/family room sits at the rear of the house and offers an extensive range of wood fronted storage cupboards and granite work surfaces, incorporating large breakfast bar, perfect for coffee time, breakfast and that last minute homework! There are built in appliances, which include a Rangemaster electric oven, microwave and dishwasher and plenty of space & plumbing for an American style fridge freezer. Two openings lead into the large dining/conservatory which spans the width of the house with double doors and aspect to the rear gardens. To the first floor you will find three double bedrooms and a recently replace, contemporary shower room. Stairs to a second floor and a further large double bedroom with en-suite shower room. Conveniently located and with lots of room for the family to spread out, this much loved home will certainly tick al the boxes!

### OUTSIDE

A shared driveway leads to the front of the house which is well screened with deep borders for shrubs & colourful planting. Ample parking for three or four cars. The generous rear garden is perfect for children & pets to let off steam, laid mainly to lawn with stocked borders and a gravelled seating area makes the most of the south westerly aspect. Al fresco entertaining is certainly on the menu here with the feature, 'Garden Kitchen' which is covered and includes brick built BBQ, working surface and wood fired oven.... perfect for balmy evenings and plenty of pizza!



### THE LOCAL AREA

Ideally situated, this family property ticks all the boxes being situated in the popular village of Hildenborough, just a short walk to Stocks Green Primary School and conveniently near the M&S local! 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 our offices in Tonbridge High Street, proceed northwards going straight across the first set of traffic lights. Bear left onto the London Road (B245) at the second set of traffic lights, continue along this road turning left at Stocks Green Road (opposite The Flying Dutchman PH) and left again into Fellowes Way, turn left into Wilson Close and the property will be identified by our For Sale board.

### AGENTS NOTE

This is a property to which the Estate Agents Act Section 21 applies, in that it belongs to a relative of a member of the selling agents.

*PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now 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 purchaser.*

**Energy Efficiency Rating: D**

**Council Tax Band: E**

Ref: T1339

