



6 Foxbush, Hildenborough, Tonbridge, Kent, TN11 9HT

Offers in Excess of £600,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Semi-Detached Family Home * Desirable Village Location * Integral Garage & Block Paved Driveway * Three Bedrooms & Family Bathroom * Mature Rear Garden Adjoining Fields * EPC Rating D / Council Tax Band E - £2,727.46 P.A. ***

Waghorn and Company are delighted to be marketing this wonderful semi-detached family home which is situated in a desirable location within the heart of the village of Hildenborough, close to local Schools, amenities and main line station. This property offers spacious accommodation throughout and has the added benefits of two reception rooms, three bedrooms, a generous size kitchen/breakfast room and a mature long rear garden adjoining fields.

Front
Block paved driveway to front providing off road parking, small picket fences to boundaries.

Entrance
Access to the property is via a porch canopy with exterior light and feature part glazed front door opening to:-

Entrance Dining Hallway 19' 0" x 15' 6" (5.79m x 4.72m)
Square Bay window to front, cupboard housing gas fired boiler, picture rail, arched display recess, oak effect laminate flooring, stairs leading to first floor. Multi paned double doors leading to sitting room. Doors leading to cloakroom and sitting room.

Cloakroom
Close coupled w.c., corner basin, extractor fan and tile effect laminate flooring.

Sitting Room 19' 3" x 12' 1" (5.86m x 3.68m)
Double glazed doors with full height side windows leading to the rear garden, floating gas log effect remotely controlled fire, picture rails, oak effect laminate flooring and multi paned door leading to kitchen.

Kitchen/Breakfast Room 16' 7" x 8' 9" (5.05m x 2.66m)
Double glazed window overlooking rear garden, skylight, one and half bowl sink and drainer set within black laminate square edge worktops with a range of matching cream wooden wall cabinets including some glazed display cabinets and base units of cupboards and drawers, single electric oven with hob over, extractor fan and splashback, space and plumbing for washing machine and dishwasher, undercounter space for separate fridge and freezer, and inset lighting. Door leading to garage and door to rear garden.

First Floor Landing
Half landing with tall corner window, main landing with access to loft via hatch, airing cupboard housing water cylinder and programmer.

Main Bedroom 13' 11" x 11' 5" (4.24m x 3.48m)
Double glazed window to rear, two double fitted wardrobes and picture rail.

Bedroom 2 13' 8" x 10' 0" (4.16m x 3.05m)
Double glazed window to front, vanity unit with oval basin, storage recess and picture rail.

Bedroom 3 11' 11" x 7' 9" (3.63m x 2.36m)
Double glazed window to rear overlooking the garden and picture rail.





Family Bathroom

Two double glazed frosted windows to side, panelled bath with wall mounted shower, tiled splashback and glass shower screen, vanity unit with semi-recessed basin with storage under set within light wood effect worktop, close coupled w.c.

Garage

Integral garage with up and over door to front, skylight window, power and lighting.

Rear Garden

This beautiful, mature, long rear garden adjoins fields to the rear and provides a lovely rural outlook. The garden is mainly laid to lawn with a brick paved terrace and an array of lovely flower/shrub borders including roses, apple tree, mature trees and a silver birch, small pond and fenced boundaries. There is a brick garden storeroom attached to the rear of the property and outside tap.

Tenure

Freehold



Energy performance certificate (EPC)

6 Foxbush Hillborough TONBRIDGE TN11 9JT	Energy rating D	Valid until 11 July 2033
		Certificate number 8100-1709-6022-4199-1373

Property type: Semi-detached house
Total floor area: 110 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a **score**. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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6 Foxbush

Gross Internal Area : 127.7 sq.m (1374 sqft)

(Including Garage)



For Identification Purposes Only:
Meters 0 2 4 6 8 10
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Details No. 1 TW/JW

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.
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