



Pond Cottage , 19 Hildenbrook Farm, Hildenborough,
Tonbridge, Kent, TN11 9JN
£895,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Bungalow * Allocated Parking * Communal Grounds, Incorporating A Meadow & Woodlands * 2 En-Suite Bathrooms & Cloakroom * Picturesque Rural Setting * EPC Rating C / Council Tax Band F - £3,223.26 P.A. ***

Waghorn & Company are delighted to offer to the market this charming, 3 bedroom bungalow situated in the exclusive Hildenbrook Farm development with rural views and convenient access to local Schools, amenities & transport links. The property has been renovated to a high standard offering versatile and spacious accommodation throughout with the added benefits of 2 en-suite bathrooms, beautifully kept gardens, allocated parking and immaculately manicured communal grounds. An early viewing is highly recommended to avoid disappointment.

Entrance

Access is via a canopied entrance with door leading to entrance hall.

Entrance Hall

Doors to bedrooms, sitting room, kitchen/breakfast room, dining room & cloakroom, access to loft, airing cupboard, dado rails and double radiator.

Bedroom One

Double glazed window to side, fitted wardrobes, archway to en-suite, engineered oak flooring & double radiator.

En-Suite

Double glazed frosted window to rear, paneled bath with mixer taps and hand shower piece, low level w/c, pedestal hand wash basin, fitted vanity unit, electric shaver socket, porcelain tiling to both walls and floor, inset spot lights, extractor fan and double radiator.

Bedroom Two

Double glazed window to front, fitted wardrobes, engineered oak flooring, door to en-suite & radiator.

En-Suite

Double glazed frosted window to front, double shower cubicle with Aqualisa digital shower with temperature ready control, wall tiling, porcelain tiled flooring, low level w/c, pedestal hand wash basin, inset spot lights, electric shaver socket, fitted vanity unit and vertical double radiator.

Cloakroom

Low level w/c, pedestal hand wash basin, tiled walls, porcelain tiled flooring, electric shaver socket, inset spot lights, extractor fan and radiator.

Bedroom Three

Double glazed window to front and radiator.

Dining Room

Double glazed window to rear, 3 wall light points, built in storage cupboard with wall light point and space for condenser tumble dryer engineered oak flooring, dado rails and radiator.

Kitchen/Breakfast Room

Double glazed window to rear, sink set within central island/breakfast bar with cupboard under and a further range of matching base and wall units, integrated dish washer, space and plumbing for washing machine, space for American





style fridge freezer, built in NEFF oven , patio door to rear garden, inset spot lights, extractor fan, porcelain tiled flooring, inset 4 ring induction hob with extractor hood over, under-cupboard LED lighting & vertical double radiator.

Sitting Room

Double glazed window to front, sliding patio doors to conservatory, feature fireplace with gas fire, engineered oak flooring, two wall light points and two double radiators.

Conservatory

Double glazed to both sides and rear with patio doors to rear garden, porcelain tiled flooring and two wall light points.

Rear Garden

To the rear of the property is a paved patio area with steps leading up to the remainder of the garden which is mainly laid to lawn with flowered borders housing an array of established shrubs, plants, bushes and trees, outside water tap, side pedestrian access & rear pedestrian access, feature wildlife pond and further shingle patio area to side.

Communal Areas

The communal areas are a real feature of this property with a private, tree lined meadow and 2 additional wildlife ponds.

Tenure

Freehold Charges for communal areas: £1,200 P.A.

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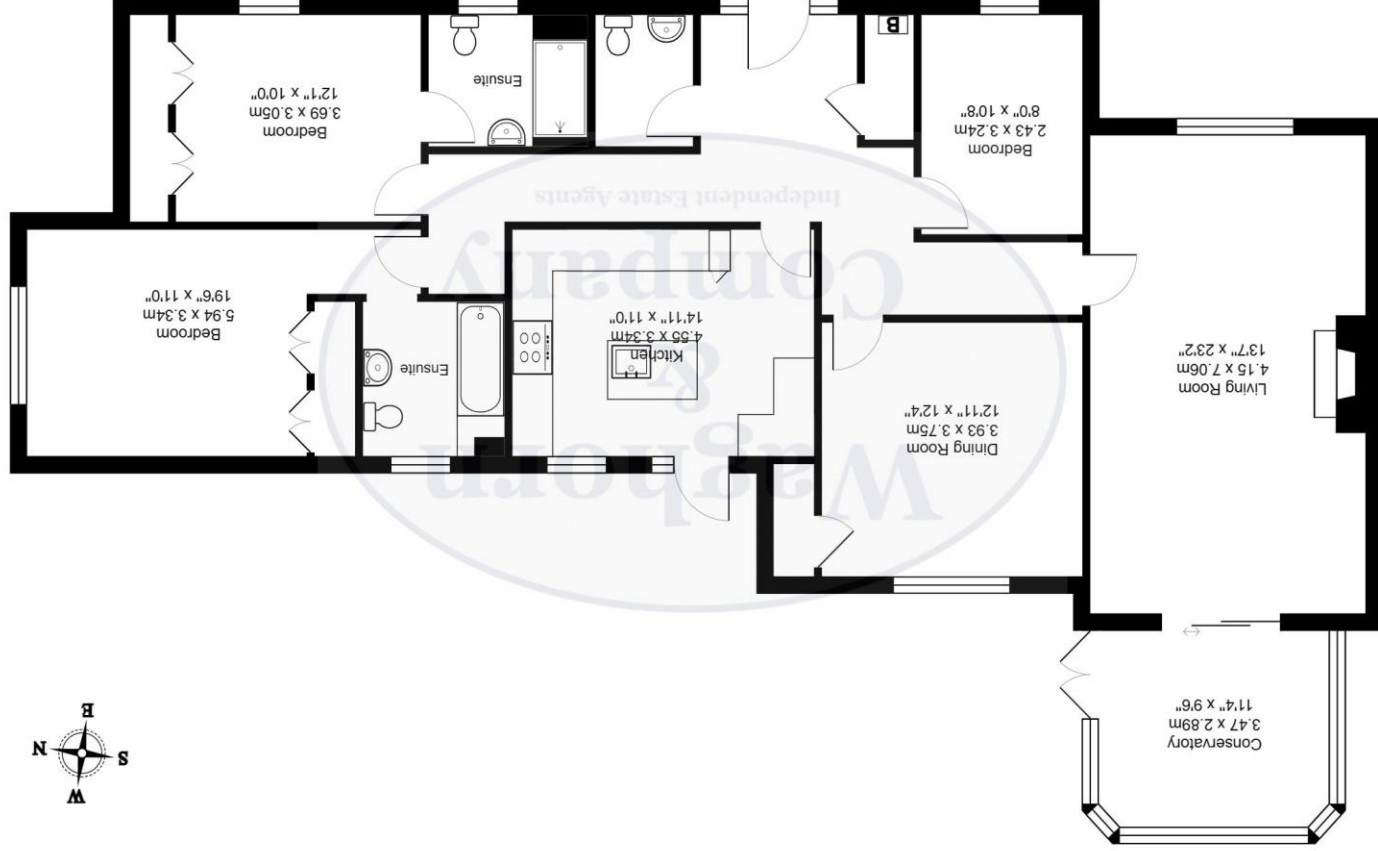
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Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced 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.
 Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service
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All measurements are approximate and for display purposes only.

Total Area: 148.0 m² ... 1593 ft²

Ground Floor



Energy performance certificate (EPC)

18 Redbrook Farm TOWNRISE TOWNRISE	Energy rating	C
Valid until	16 May 2024	
Certificate number	2011-5395-2046-9205-	
17113 5M	3085	

Property type: Detached bungalow
 Total floor area: 137 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 at: <https://www.gov.uk/guidance/landlords-requirements-to-improve-energy-efficiency-standard-landlords-guidance>.

Energy rating and score
 This graph shows the property's current and potential energy rating.
 This property's energy rating is C. It has the potential to be A.
(Worst) and a score. The better the rating (worse) and score, the lower your energy bills are likely to be.
 See how to improve this property's energy efficiency:
 For properties in England and Wales: the average energy rating is D

https://find-energy-certificates.service.gov.uk/energy-certificates/2011-5395-2046-9205-3005?view=full