



31 Elm Grove, Hildenborough, Tonbridge, Kent, TN11 9HF

Offers in Excess of £475,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Three Bedroom Semi-Detached Family Home \* En-Block Garage \* Beautifully Kept Gardens \* Conservatory \* Open Plan Living/Dining Area \* EPC Rating D / Council Tax Band E - £2,727.46 P.A. \***

Waghorn and company are delighted to offer to the market this three bedroom semi-detached family home located on the much sought after Brookmead development in Hildenborough. The property occupies a secluded position with good size, well-appointed accommodation throughout and has the added benefits of a garage en-block and well kept gardens to both rear and side, giving the opportunity to extend (Subject to Planning Permission) An early viewing is Highly recommended.

**Front**

The property can be accessed via a stone path, leading to front entrance door, small area of lawn to front and side access to rear garden.

**Entrance Hallway**

Storage cupboard and radiator. Doors leading to kitchen and living area. Stairs leading to first floor landing.

**Kitchen**

Double glazed windows to side and rear, part glazed door to patio area, one and a half bowl stainless steel sink and drainer set within worktop with cupboards under and a further range of matching base and wall units, Neff four ring gas hob with glass splashback and extractor over, single Neff electric oven under, space for free standing under counter fridge, space and plumbing for washing machine, storage cupboard with space for under counter freezer and radiator.

**Open plan Living /Dining Room**

Double glazed window to front and double glazed patio doors to conservatory, electric fire set within stone effect surround and radiator. Door leading to kitchen.

**Conservatory**

Double glazed patio doors leading to patio area, double glazed windows ceiling fan with light, power and radiator.

**Rear Garden**

To the rear of the property is a stone patio area with the remainder of the garden being mainly laid to lawn with flowered borders housing an array of established shrubs, plants, bushes and trees. There is an archway leading to a further area which is laid to lawn. To the side of the property is a decked seating area with wooden balustrade and a further seating area which is mainly laid to lawn with side pedestrian access.

**First Floor Landing**

Double glazed window to rear, access to loft. Doors to bedrooms, bathroom and separate w/c.

**Bedroom 1**

Double glazed window to front, a selection of built in wardrobes with dressing table and radiator.

**Bedroom 2**

Double glazed window to side, built in storage/airing cupboard with radiator, built in storage cupboard housing boiler, laminate flooring and radiator.







### Bathroom

Double glazed frosted window to rear, panelled bath with mixer taps and shower attachment over, pedestal hand wash basin, ceramic tiling and laminate flooring.

### W/C

Double glazed frosted window to rear, low level w/c and laminate flooring.

### Bedroom 3

Double glazed window to rear, built in storage cupboard, laminate flooring and radiator.

### En-Block Garage

Metal up and over door.

### Tenure

Freehold.

19/09/2023, 07:13

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
31 Elm Grove, Bideborough TONBRIDGE TN11 2HF	Energy rating <b>D</b>	Valid until: 18 September 2033 Certificate number: 2170-3211-0070-6105-8695
Property type	Semi-detached house	
Total floor area	81 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 current 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2170-3211-0070-6105-8695?print=true>

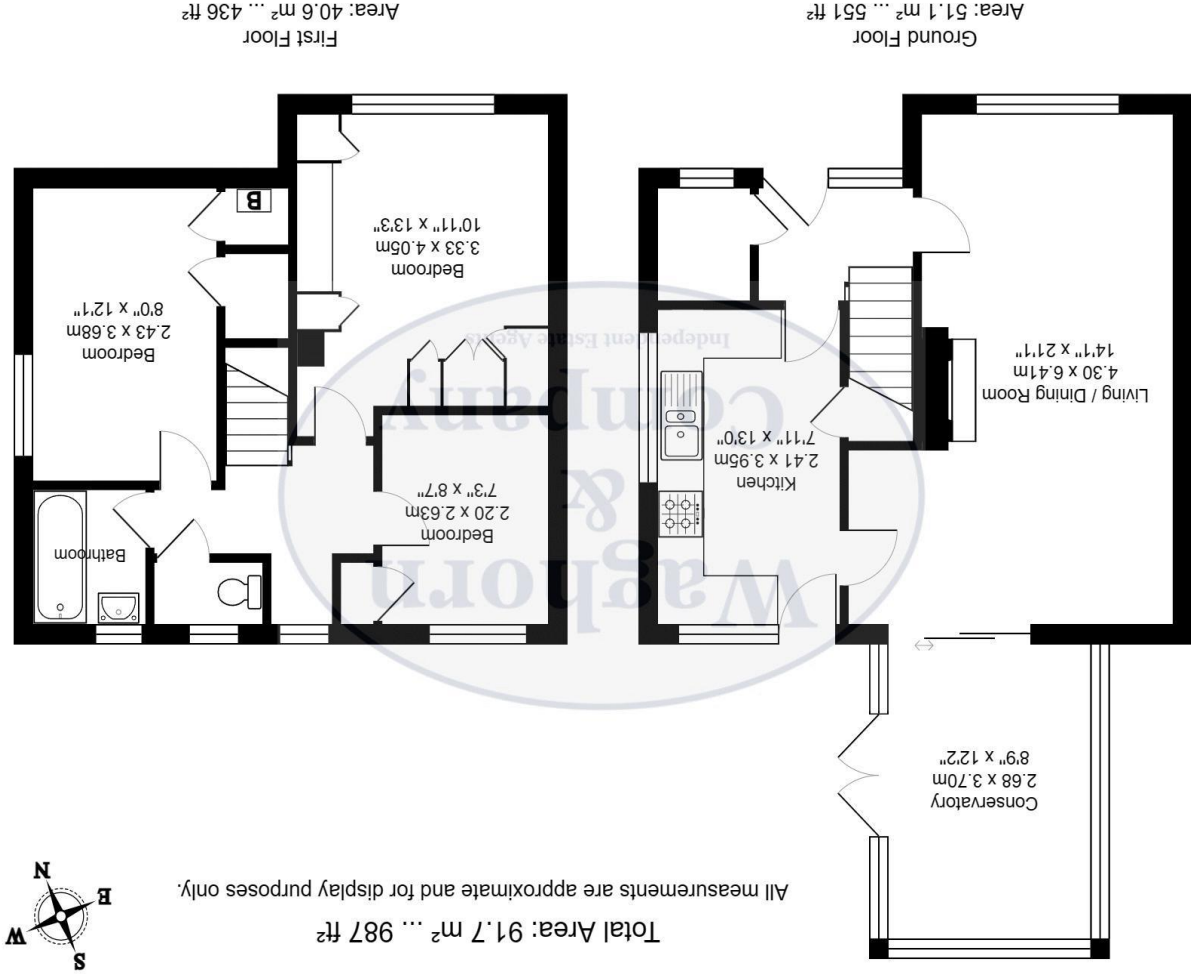
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Details No. 1 TW/JW

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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