



8 Brookmead, Hildenborough, Tonbridge, Kent, TN11 9DJ

Guide Price £525,000 - £550,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Detached Bungalow * Extended Accommodation * Utility, En-suite and Family bathroom * South Facing Rear Garden * No Forward Chain * EPC Rating: D / Council Tax Band D: £2,337.81 PA ***

Waghorn and Company are proud to welcome to the market this wonderful detached bungalow located in the much sought after Brookmead development in Hildenborough. the property offers light and airy, extended accommodation and is complimented by a South facing rear garden, parking for multiple cars and no forward chain! An early viewing is highly recommended.

Front Garden

To the front of the property is a brick paved driveway with raised flowered borders to front.

Entrance

Double glazed entrance door with matching side window leading to entrance hall.

Entrance Hall

Door to kitchen, bathroom, bedrooms 2 & 3, utility room and dining room and radiator.

Kitchen 10' 5" x 10' 6" (3.17m x 3.20m)

Double glazed window to front, stainless steel sink and drainer with cupboard under and a further range of matching base and wall units tiled floor, space and plumbing for dishwasher, integrated double oven, inset four ring gas hob with extractor hood over, space for under counter fridge, service hatch through to dining room, door to inner hall and radiator

Inner hall

Built in cupboard housing metres, door to bedroom 1 and sitting room.

Sitting Room 12' 7" x 14' 7" (3.83m x 4.44m)

Doors leading to rear garden, two windows to side, double door leading onto dining room and radiator.

Dining Room 16' 6" x 12' 7" (5.03m x 3.83m)

Patio doors to conservatory, service hatch through to kitchen and radiator

Conservatory 17' 2" x 11' 5" (5.23m x 3.48m)

Polycarbonate roof and double glazed to both sides and rear, with French doors leading onto rear garden and tiled floor.

Bedroom 1 10' 5" x 14' 7" (3.17m x 4.44m)

Two double glazed windows to front, door to ensuite and radiator.

En-suite 5' 3" x 6' 6" (1.60m x 1.98m)

Double glazed frosted window to front, shower, low level W/C, hand washbasin with cupboard under, extractor fan, ceramic wall tiling, wall mounted electric heater and heated towel rail.

Bedroom 2 11' 4" x 8' 7" (3.45m x 2.61m)

Double glazed window to rear and radiator.





Bedroom 3 12' 1" x 9' 0" (3.68m x 2.74m)
Double glazed window to front and radiator.

Utility Room 5' 5" x 5' 3" (1.65m x 1.60m)
Double glazed door with matching side window leading to side, wall mounted gas boiler, space and plumbing for washing machine and tumble dryer, worktop over and fitted wall units, tiled flooring and access to loft space.

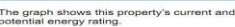
Bathroom 9' 4" x 6' 1" (2.84m x 1.85m)
double glazed frosted window to rear, panelled bath with mixer taps and power shower over, hand wash basin, low level W/C, fitted wall mirror, extractor fan, ceramic wall tiling, tiled flooring and heated chrome towel rail.

Rear Garden

To the side of the property is a brick paved driveway with gates and car port. To the rear of the property is a stone patio area with the remainder of the garden being mainly laid to lawn with a selection of trees and bushes, outside lighting and tap.

Tenure

Freehold

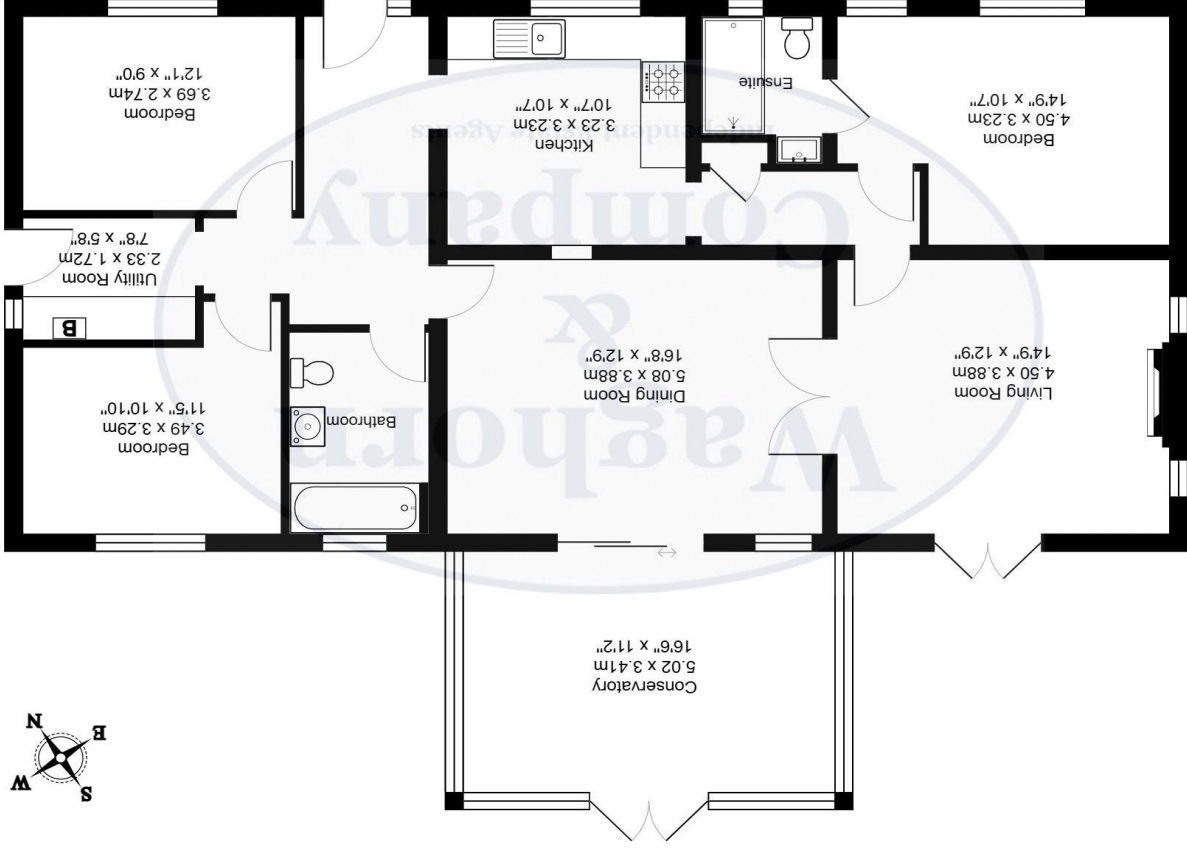
Energy performance certificate (EPC)			
9 Brookmead Hildenborough Dorsetshire TN11 9DJ	Energy rating	D	
	Valid until:	9 January 2035	
	Certificate number:	6095-1206-7795-6815-1504	
Property type		Detached bungalow	
Total floor area		114 square metres	
Rules on letting this property			
Properties can 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) .			
Energy rating and score		The graph shows this property's current and potential energy rating.	
This property's energy rating is D. It has the potential to be C.			
See how to improve this property's energy efficiency.			
		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	

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Ground Floor

Total Area: 132.4 m² ... 1425 ft²

All measurements are approximate and for display purposes only.

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.

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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