



57 Brookmead, Hildenborough, Tonbridge, Kent, TN11 9DP

£545,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two bedroom Detached Bungalow * NO ONWARD CHAIN * Garage and Driveway * Beautiful Rear garden * Planning Permission granted for Loft conversion. Application reference number 24/00321/PA * EPC Rating: TBC / Council tax Band: D £2,337.81 PA ***

NO ONWARD CHAIN!!! Waghorn and Company are proud to offer to the market this wonderful detached bungalow located in the much sought after Brookmead development in Hildenborough. The property is of brick construction under a tiled roof and offers deceptively spacious accommodation with recently remodelled kitchen and stylish bathroom. The property has the added benefits of a garage and well maintained rear garden. An early viewing is highly recommended.

Front

Brick paved path leading to entrance door, with remainder of the garden being laid to lawn with side flowered borders and abundance of established shrubs and plants. Brick paved driveway leading to garage.

Entrance

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

Entrance Hall

Doors leading to lounge/dining room, kitchen, bedrooms and shower room, access to loft and radiator.

Lounge/dining room 17' 0" x 13' 0" (5.18m x 3.96m)

Double glazed patio doors leading onto rear garden, feature fireplace with inset gas living flame fire, tiled back and hearth and radiator.

Kitchen 10' 11" x 10' 11" (3.32m x 3.32m)

Double glazed window to front, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, under cabinet lighting, integrated oven and microwave, halogen hob with extractor hood over, integrated slimline wine fridge, integrated fridge and freezer, integrated dishwasher, tiled flooring and radiator. Double glazed frosted door leading to covered walkway.

Shower Room

Double glazed window to front, shower with glass screen, hand wash basin, low level w/c.

Bedroom 1 15' 0" x 13' 0" (4.57m x 3.96m)

Double glazed window to rear, selection of built in wardrobes and radiator.

Bedroom 2 10' 11" x 10' 9" (3.32m x 3.27m)

Double glazed window to front, selection of display units with cupboards under and radiator.

Covered Walkway

Door leading to front & part glazed door leading to garage.

Garage 16' 10" x 7' 7" (5.13m x 2.31m)

Up and over door to front, window to rear, space and plumbing for washing machine.

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 side flowered borders and an array of established plants, shrubs and trees. Outside tap and light.

Tenure

Freehold

Planning Permission

Planning Permission has been granted for a Loft conversion with hip to gable roof alteration, 0.3m increase in ridge height, skylight window to front roof slope and rear dormer Full details can be found at <https://planning.agileapplications.co.uk/tmbc/application-details/157421>

Energy performance certificate (EPC)

57 Brookmead Hildenborough TONBRIDGE TN11 9DP	Energy rating D	Valid until: 5 February 2035
		Certificate number: 9415-7115-6002-0102-6006

Property type	Detached bungalow
Total floor area	73 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



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