



24 Bramble Close, Hildenborough, Tonbridge, Kent, TN11

9HQ

£550,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* 3 Bedroom Family Home \* Scope for Improvement (STPP) \* Corner Plot \* Front and Rear Gardens \* No Chain \* EPC Rating: E / Council Tax Band: E - £2,857.32 PA \***

Waghorn and Company are offering to the market this spacious, 3 bedroom, semi detached family home located in the sought after Bramble Close. The property is within walking distance of the popular Stocks Green Primary School,. The property has the added benefits of a generous plot, scope for improving and updating (STPP) and no forward chain. An early viewing is highly recommended.

**Front Garden**

To the front of the property is a block paved driveway with the remainder of the garden being mainly laid to lawn.

**Entrance**

Access to the property is via a canopied entrance porch with part glazed entrance door leading to entrance hall.

**Entrance Hall**

Double glazed window to side, stairs to first floor landing, doors to living room and kitchen, under stairs storage cupboard and electric storage heater.

**Living Room** 25' 6" x 12' 4" (7.77m x 3.76m)

Double glazed window to front, double glazed patio door to rear with matching side windows, door to kitchen, feature fireplace with tiled back and hearth and electric storage heater.

**Kitchen** 10' 0" x 7' 10" (3.05m x 2.39m)

Double glazed window to side, part glazed door to conservatory and part glazed door to rear garden, stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, space for undercounter fridge / freezer, space for freestanding electric cooker, ceramic wall tiling, tiled flooring, larder cupboard with window to side and shelving.

**Conservatory** 9' 6" x 7' 0" (2.89m x 2.13m)

Double glazed to both side and rear, double glazed door with steps leading to rear garden.

**First Floor Landing**

Double glazed window to side, doors to bedrooms, bathroom and separate W/C and access to loft.

**Bedroom 3** 8' 3" x 8' 10" (2.51m x 2.69m)

Double glazed window to front.

**Bedroom 1** 10' 3" x 14' 6" (3.12m x 4.42m)

Double glazed window front, wall light points and electric storage heater.

**Bedroom 2** 10' 4" x 10' 7" (3.15m x 3.22m)

Double glazed window to rear and electric storage heater.

**Separate W/C** 2' 7" x 4' 7" (0.79m x 1.40m)

Double glazed frosted window to side and low level W/C.





## Bathroom 7' 4" x 5' 4" (2.23m x 1.62m)

Double glazed frosted window to rear, panelled bath with electric power shower over, pedestal hand wash basin, airing cupboard with water tank and slatted shelving and ceramic wall tiling.

## Tenure

Freehold

04/07/2025, 14:27

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

### Energy performance certificate (EPC)

24 Bramble Close  
Hildenborough  
TONBRIDGE  
TN11 9HQ

Energy rating  
**E**

Valid until: 3 July 2035

Certificate number: 2160-4516-7050-5102-6625

Property type Semi-detached house

Total floor area 85 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 E. It has the potential to be C.

[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/2160-4516-7050-5102-6625?print=true>

1/5

01732 808542

[sales@waghornandcompany.co.uk](mailto:sales@waghornandcompany.co.uk)

127 High Street, Tonbridge, Kent, TN9 1DH

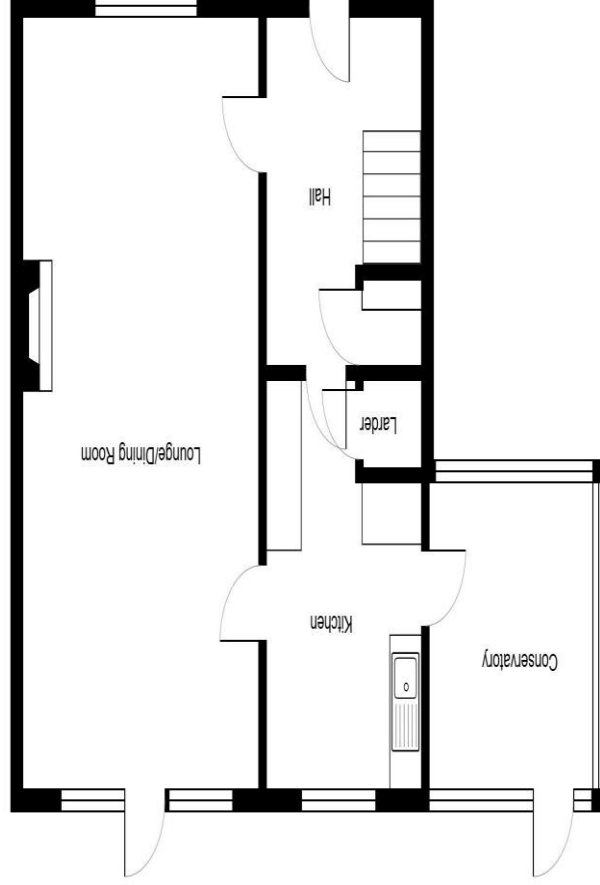
[www.waghornandcompany.co.uk](http://www.waghornandcompany.co.uk)

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

Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982



Please note this floorplan is not to scale and for illustration purposes only

