



DERBY CLOSE  
HILDENBOROUGH - GUIDE PRICE £795,000 - £825,000



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# 7 Derby Close

7 Derby Close, Hildenborough,  
Tonbridge, TN11 9JU

**GUIDE PRICE £795,000 - £825,000 A rarely available detached three bedroom bungalow in this popular Hildenborough road which would now benefit from cosmetic improvements but also offers scope to extend (SSTP) NO CHAIN.**

Entrance Hall - Sitting Room - Kitchen/ Breakfast Room - Conservatory - Three Bedrooms - Shower Room - Cloakroom - Garage & Driveway - Front & Rear Gardens - NO CHAIN

GUIDE PRICE £795,000 - £825,000 Situated in a prime cul-de-sac location in one of Hildenborough's premier roads being just 1.4 miles to a main line station offering fast and frequent services to London, as well as close proximity to shops, amenities and well regarded local schools is this detached three bedroom bungalow which was designed and built by the owners in the 1980's.

Offering good size accommodation, and with scope for extension either to the rear or going up (SSTP) many properties in this area have been altered to owners specification. The property currently comprises a good size entrance hall, large sitting room with dual aspect, spacious kitchen/ breakfast room with space for all the expected appliances and sliding doors to the garden and a large conservatory.

There are three bedrooms which are all similar in size as well as a recently refitted shower room and further cloakroom.

Outside there are mature gardens with a range of trees and shrubs as well as clematis and wisteria with lovely seating areas under a pergola as well as a sun trap patio. There is also a double garage and driveway parking.

Being sold with NO CHAIN we highly recommend a viewing to fully appreciate the location, size and scope of this rarely available home.



**ENTRANCE HALL:**

Space for coats & shoes, large storage cupboard, loft hatch with drop down ladder, warm air heating controls.

**CLOAKROOM:**

Frosted double glazed window to front, WC with concealed cistern, part tiled walls, basin with vanity cupboard under, mirror with shaver point.

**SITTING ROOM:**

Double glazed windows to front, rear and sides, gas fired living flame fireplace with marble hearth and insert, door to kitchen.

**KITCHEN/BREAKFAST ROOM:**

Double glazed window to side, double glazed sliding doors to garden, range of wall and floor cupboards and drawers with matching work surface and tiled splashbacks, halogen hob with concealed extractor above and double eye-level oven, 1 1/2 sink unit with mixer tap and drainer, space for fridge/freezer, dishwasher and washing machine, TV point, double doors to conservatory.

**CONSERVATORY:**

Traditional brick construction with double glazed window and pitched clear glass roof, tiled floor, double door to garden.

**BEDROOM:**

Double glazed window to front.

**BEDROOM:**

Double glazed window to rear, built in wardrobe.

**BEDROOM:**

Double glazed window to front.

**SHOWER ROOM:**

Frosted double glazed window to rear, step in shower with thermostatic controls, fixed waterfall head and further hand held attachment, tiled walls, basin with mixer tap and vanity cupboard under, radiator, WC with concealed cistern, airing cupboard.

**OUTSIDE FRONT:**

Low level wall, pathway to garage and front door, mature shrubs.



### OUTSIDE REAR:

Mainly laid to lawn with mature trees, shrubs and flowering annuals including wisteria and dematis, pergola and sun trap patio area, side access and outside tap.

### GARAGE:

Brick built driveway leading to double garage with up and over doors, power and light. Loft storage space.

### SITUATION:

This popular village offers a local shop/post office, chemist, hairdresser, café, medical centre, village hall, church, pub and library. The weekly farmers' market is a popular meeting place for the local community, and the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street with commuter bus service to the station. Well regarded schools include Stocks Green and Hildenborough primary schools, grammar schools including Judd and The Skinners School, together with Sackville in the village. The A21 by-pass links to the M25 motorway network to London, the south coast, major airports, the Channel Tunnel and Bluewater shopping centre while the nearby town Tonbridge offers comprehensive shopping and recreational facilities and a Main Line Station. Leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.

### TENURE:

Freehold

### VIEWING:

Strictly by appointment Wood & Pilcher 01892 511311

### COUNCIL TAX BAND:

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Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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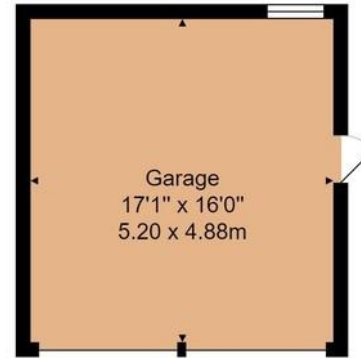
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Bungalow Approx. Gross Internal Area 1145 sq. ft / 106.4 sq. m  
Garage Approx. Internal Area 273 sq. ft / 25.3 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.