



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Detached Bungalow
- Four Bedrooms
- Two Reception Rooms
- Now Requiring Updating
- Garage And Driveway
- Energy Efficiency Rating: G

Ashley Road, Hildenborough

£475,000

woodandpilcher.co.uk

30 Ashley Road, Hildenborough, Tonbridge, TN11 9ED

Set back from the road behind a mature hedgerow and attractive front garden is this spacious, four bedroom detached bungalow. You step into a welcoming entrance hall with fitted cupboards. The living/dining room is at the rear of the property and with pleasant views over the garden and with a fireplace feature with stone surround. It is a good sized room with space for a dining table, sofas and further living room furniture. The kitchen is light and airy and looks onto the front garden. It has fitted cupboards along with worksurfaces, fitted larder and space for usual white goods. The existing dining room adjacent to the kitchen offers potential to be used as an annex with its own front door and bedroom behind. There are three further bedrooms, two of which are doubles and the fourth being a single room. A separate WC and a bathroom both complete the inside of the property. Outside there is a spacious rear lawned garden with secure fence borders, mature trees, plants and gated side access. Now requiring updating throughout, it offers a fantastic opportunity.

Covered UPVC front door into:

ENTRANCE HALL:

Carpeted, radiator, double fitted cupboards.

LIVING ROOM:

Carpeted, radiator, feature fireplace with stone surround. Wide window with views of garden.

BEDROOM:

A double bedroom, carpeted, radiator, fitted wardrobes. Wide window with views of garden.

BEDROOM:

A double bedroom, carpeted, radiator, space for wardrobes etc. Wide window with views of front garden.

BEDROOM/STUDY:

Carpeted, radiator, fitted wardrobe. Window with views of garden.

BEDROOM:

A large single or small double bedroom, carpeted, radiator, fitted wardrobe. Wide window with views of garden.

DINING/RECEPTION ROOM:

Carpeted, radiator. Window and door to front garden.

KITCHEN:

Fitted with a range of floor and wall cupboards with worktops. Fitted larder. Laminate floor tiles, cupboard housing the hot water tank. Wide window with views of front garden.



BATHROOM:

Fitted with a bath with shower attachment, wash hand basin. Part tiled, carpeted, radiator, extractor fan. Frosted window.

WC:

Toilet, carpeted. Frosted window.

OUTSIDE REAR:

The garden is private with large flat lawn, mature plants and shrubs, fruit trees, fenced borders and gated side access.

OUTSIDE FRONT:

Driveway providing off road parking and access to garage. Lawn area, mature hedges, plants, flowers and shrubs.

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

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

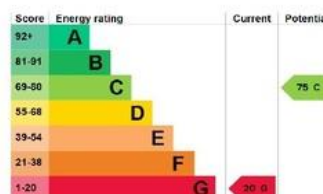
Services - Mains Water, Electricity & Drainage

Heating – None

Agents Note

Please note the property is of non-standard construction and we recommend consulting with your lender or financial advisor





Approx. Gross Internal Area 1263 ft² ... 117.4 m²

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.

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