

# STREAMSIDE CLOSE

HILDENBOROUGH: GUIDE PRICE £825,000 - £850,000



WOOD & PILCHER



## 2 Streamside Close

Hildenborough, Tonbridge, Kent, TN11 9AL

**Entrance Hall - Lounge - Study - Cloakroom - Kitchen/Diner  
- Family Bathroom - Five Bedrooms - En Suite - Front &  
Rear Garden - Garage**

**Guide Price £825,000 - £850,000** Situated in a private gated cul-de-sac of just three properties, having been built in 2006 this five bedroom detached house is just 500 feet from Stocks Green Primary School.

The property offers well laid out and spacious accommodation over three floors. The ground floor has oak flooring running throughout and comprises an open plan kitchen/ dining room at the rear of the house with double doors onto the garden. The kitchen was fully refitted in 2021 with contemporary coloured units and a white quartz worksurface with space for a Range cooker. There is a sitting room, study and a cloakroom as well as ample storage below stairs.

The first floor offers four excellent sized bedrooms with all featuring built in wardrobes, as well as the modern family bathroom.

On the top floor the principle bedroom can be found which also has the benefit of a range of fitted wardrobes and aspects to both front and rear creating a light and bright space, with access to the ensuite shower room as well.

Outside there is a garage with parking to the front, and the rear garden is mainly laid to lawn with patio but also offers access to a protected woodland situated at the rear of the house giving a very private and secluded feel to the garden.

We have no hesitation in recommending a viewing to fully appreciate this lovely family home.





**ENTRANCE HALL:**

Double glazed front door with half glazed panel, radiator, wooden floor, alarm panel, thermostat.

**LOUNGE:**

Front aspect double glazed window, radiator, wooden floor, TV point.

**STUDY:**

Front aspect double glazed window, radiator, understairs cupboard, wooden floor.

**CLOAKROOM:**

Side aspect frosted double glazed window, pedestal hand wash basin, W.C., radiator, tiled walls and floor, consumer unit.

**KITCHEN/DINER:**

Front aspect double glazed window, double glazed doors to garden with double glazed window either side.

**KITCHEN AREA:**

Fitted with a range of cupboards and drawers in pale grey with white quartz work surface and riser, fitted concealed extractor over cooker, space for 'Range' cooker and 'American' style fridge freezer, integrated dish washer and washing machine, double butler sink with mixer tap, radiator, wood floor, ceiling spotlights, log burner with slate hearth, radiator, TV point.

**FIRST FLOOR LANDING:**

Side aspect double glazed window, stairs to second floor, radiator, airing cupboard housing hot water tank.

**BATHROOM:**

Side aspect frosted double glazed window, bath with mixer tap, basin vanity unit, tiled walls, extractor, ceiling spotlights, separate thermostatic shower with waterfall head and hand held attachment, glass screen, W.C. with concealed cistern.

**BEDROOM:**

Rear aspect double glazed window, radiator, built in wardrobe.

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Rear aspect double glazed window, radiator, built in wardrobe.

**BEDROOM:**

Front aspect double glazed window, radiator, built in wardrobe.

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Front aspect double glazed window, radiator, built in wardrobe.

**SECOND FLOOR LANDING:**

Side aspect double glazed window, galleried landing.

**MASTER BEDROOM:**

Large double room with two fitted wardrobes, two 'Velux' windows to front and rear, radiator, separate storage cupboard, TV point, en-suite.

**EN-SUITE:**

Corner shower cubicle with water fall shower head and thermostatic controls, pedestal hand wash basin, W.C. with concealed cistern, fitted vanity cupboard, radiator, 'Velux' window to rear, ceiling spotlights, tiled walls.

**OUTSIDE FRONT:**

Gravel shared driveway, flower beds and borders with path to front door.

**OUTSIDE REAR:**

Large patio area, gated side access to both side, large shed, lawn, backs onto protected woodland with gate for access.

**GARAGE:**

In a block of two with this being the closest to the house, manual up and over door, light and power, eaves and upstairs storage space, passenger door, parking to front of garage.







**TENURE:**

Freehold.

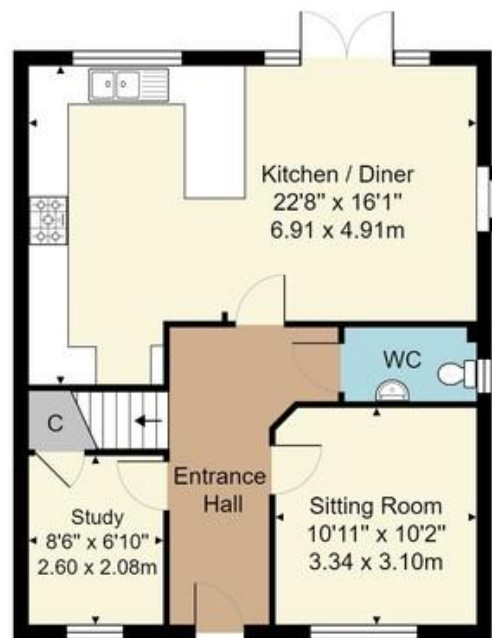
**COUNCIL TAXBAND:**

G.

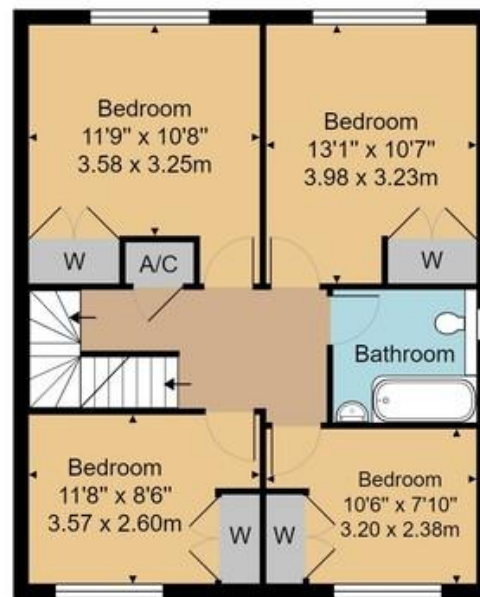
**VIEWING:**

By appointment with Wood and Pilcher 01732 351135

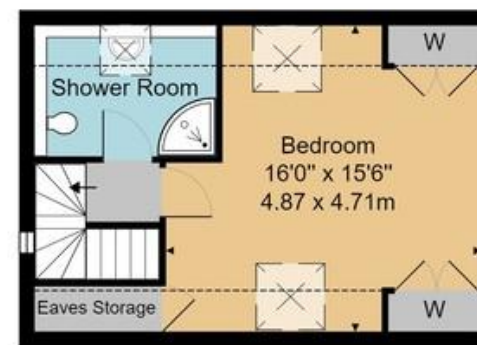




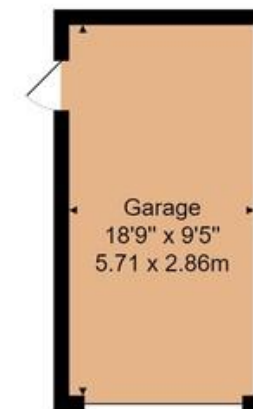
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

House Approx. Gross Internal Area 1630 sq. ft / 151.4 sq. m  
Garage Approx. Internal Area 176 sq. ft / 16.3 sq. m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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 contained. 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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