



72 Knowsley Way, Hildenborough, Kent TN11 9LQ
Guide Price: £700,000 - £750,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Attractive Detached Extended Family Home
- *Situated in a Desirable location off Coldharbour Lane
- *Three Bedrooms *Two Reception Rooms *Triple Aspect Sitting Room
- *Kitchen/Breakfast Room*Separate Dining Room Extension
- *Cloakroom *Spacious Family Shower Room
- *Integral Garage *Level Rear Garden with Terrace & Pond
- *Attractive Front Garden & Long Driveway *No Onward Chain

Description

An opportunity to acquire this detached three bedroom house, situated off the highly favoured Coldharbour Lane in the heart of the village. This long term much loved family home offers versatile accommodation having been extended to the ground floor and now offers scope for renovation and updating throughout, being offered for sale with the benefit of no onward chain.

Accommodation

- The property is approached over a long driveway flanked with areas of lawn and attractive spring planting including daffodils and tulips with mature tree and hedged boundaries including Camellia and pathway leading to the front door. Enclosed entrance porch leading to the front door with ceramic tile flooring, attractive brick archway and door leading to the garage.
- Entrance hallway, stairs rising and turning to the first floor with wooden balustrade and window to side, electric storage heater and multi paned doors opening to the sitting room and kitchen.
- Triple aspect sitting room with picture window providing a lovely view over the front gardens and sliding patio doors opening to the rear terrace. Stone open feature fireplace with mantle and display shelf, inset lighting and interconnecting door to the kitchen. Two Dimplex electric storage heaters.
- Kitchen/breakfast room fitted with a range of wall mounted cabinets and base units of cupboards and drawers with tiled splashback, window overlooking the garden with sink. Space for electric cooker, dishwasher, washing machine and fridge freezer, deep fitted pantry and space for table and chairs.
- Dining room extension with window to side and patio doors opening to the rear terrace. Dimplex electric storage heater and wall light points. Door to a small lobby area leading to the cloakroom fully tiled with close coupled toilet, wall mounted basin, vinyl flooring and electric heater.
- First floor landing with access to boarded loft space via hatch with drop down ladder and light.
- Dual aspect main bedroom with aspect to front, fitted wardrobe and airing cupboard housing hot water tank and Dimplex electric heater. Second bedroom with aspect to rear overlooking the garden, fitted wardrobe and Dimplex electric heater. Third bedroom with aspect to front, fitted cupboard with shelving and small electric heater.



- Family shower room fitted with a white suite comprising corner shower enclosure with wall mounted thermostatic power shower on riser and glazed screen. Close coupled toilet and wash basin with cupboard below, two opaque windows to rear and wall mounted electric bar heater.
- Attractive rear garden with terrace across the rear and steps leading down to the lawn enjoying mature shrub/flower borders and trees with fenced boundaries and small fishpond. A pathway provides side access with a wrought iron gate to the front.
- Integral garage, accessed from the entrance porch with electric powered up and over door to front, power and light and external security lighting.
- Services & Points of Note: Mains water, drainage and electricity. Electric storage heaters.
- Council Tax Band: F – Tonbridge & Malling.
- EPC: E

Situation

Knowsley Way is situated off Coldharbour Lane close to the centre of the village with countryside walks and public footpaths nearby and bus services connecting the larger towns of Tonbridge, Sevenoaks and Tunbridge Wells. This popular village offers local shops and post office and amenities including medical centre, village halls offering social activities and classes, church, public house, library and Ridings Café. The weekly farmers' market is a popular meeting place for the local community, whilst the mainline station offers fast services to London Charing Cross (via Waterloo East) and Cannon Street. Well regarded primary schools include Stocks Green and Hildenborough CofE. Grammar schools located in Tonbridge, Sevenoaks and Tunbridge Wells including Judd and The Skinners School. Private schools including Sackville in the village, Hilden Grange and Tonbridge School. State secondary schools in Tonbridge including Hayesbrook and Weald of Kent. 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 nearby towns of Sevenoaks and Tonbridge offer comprehensive shopping and recreational facilities. Leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.



Viewing Strictly By Appointment

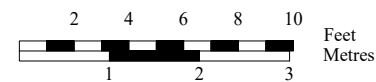
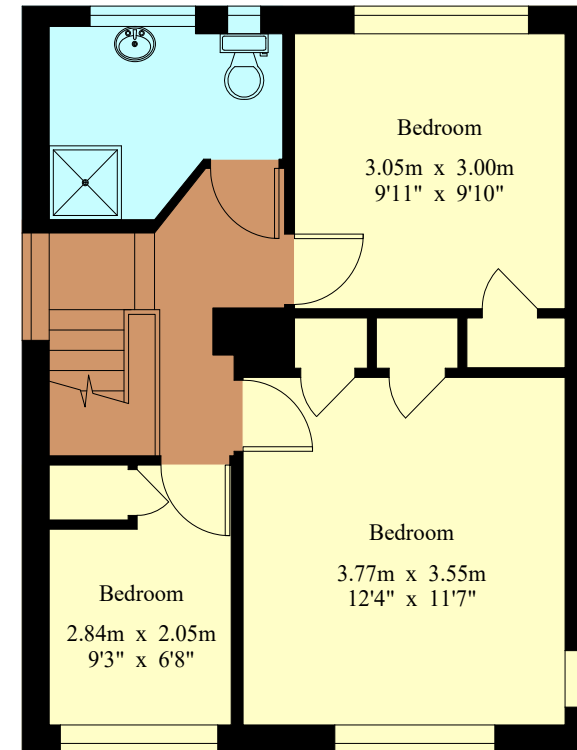
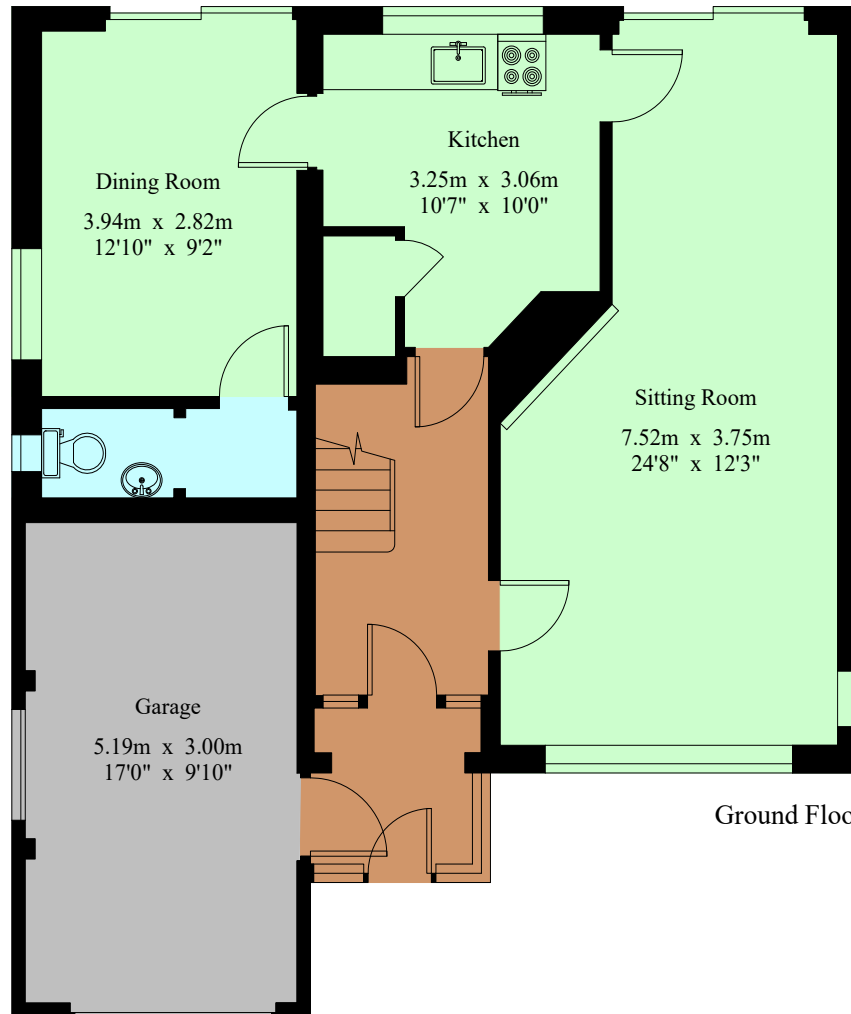
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Gross Internal Area : 123.3 sq.m (1327 sq.ft.)

(Including Garage)



For Identification Purposes Only.

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