



3 Birch Close, Hildenborough, Kent, TN11 9DU
Guide Price: £520,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Detached Extended Craftcast Bungalow
 *Quiet Residential Area *Walkable to Stocks Green Primary School
 *Three Double Bedrooms *Shower Room Spacious Sitting/Dining Room
 *Kitchen & Large Utility Room
 *Family Bathroom & Shower Room *Generous Level Rear Garden
 *Front Garden & Block Paved Driveway

Description

Detached extended three bedroom Craftcast bungalow, situated in a quiet residential area, close to the popular Stocks Green Primary School and local amenities. The property benefits from a generous plot, spacious sitting/dining room, level rear garden and ample off road parking.

Accommodation

- Approached over a block paved and landscaped driveway, leading to the side enclosed entrance porch with decorative ceramic tiled flooring with space for shoes and coats. Door leading to the bright L-shaped entrance hallway with doors leading to all rooms.
- All three double bedrooms are located to the front of the property and provide ample space for double beds, storage and further bedroom furniture. The smallest of the three bedrooms benefits from a skylight, creating a light and airy feel to the room.
- Centrally positioned in the property is the family bathroom with ceramic tiled flooring, tiled walls, panelled corner bath, separate shower cubical with overhead shower, concealed cistern toilet and wash basin in fitted vanity unit with white draws and base cupboards and contrasting countertop and stainless steel towel rail.
- Adjoining the family bathroom is a separate shower room with shower cubical, fitted with an electric shower, free standing white pedestal basin and close coupled toilet.
- The bright dual aspect spacious sitting/dining room, over 20ft in length, provides versatile living space, double glazed patio doors onto the garden, focal fireplace with electric coal effect stove with wooden surround, bright double glazed windows, radiators and carpet.
- The kitchen is located to the rear of the property and enjoys views out onto the garden. Fitted with a range of wall mounted cabinets and base units of cupboards and drawers with contrasting dark laminate worktops and tiled splashback. Stainless Steel sink and drainer, eye level double oven, five ring gas hob with stainless steel extractor over and space for a dining table and chairs beneath the rear window.
- Set off the kitchen is the large utility room with a double glazed door leading into the garden, ceramic tiled flooring, white base units with contrasting dark worktop, stainless steel sink, space for washing machine, tumble dryer and wall mounted boiler.



- The generous level rear garden enjoys a block paved patio area, planted borders with mature plants, shrubs/ flowers and trees and is mainly laid to lawn.
- The property enjoys a wide frontage with block paved driveway offering ample off-road parking with separate pathway leading to the front door and side access to the rear garden.
- Services & Points of Note: All mains services. Gas fired central heating with Hive controls. Gas and electricity smart meter. Double glazed windows.
- Council Tax Band: D - Tonbridge & Malling Borough Council
- EPC: D

Hildenborough
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 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.



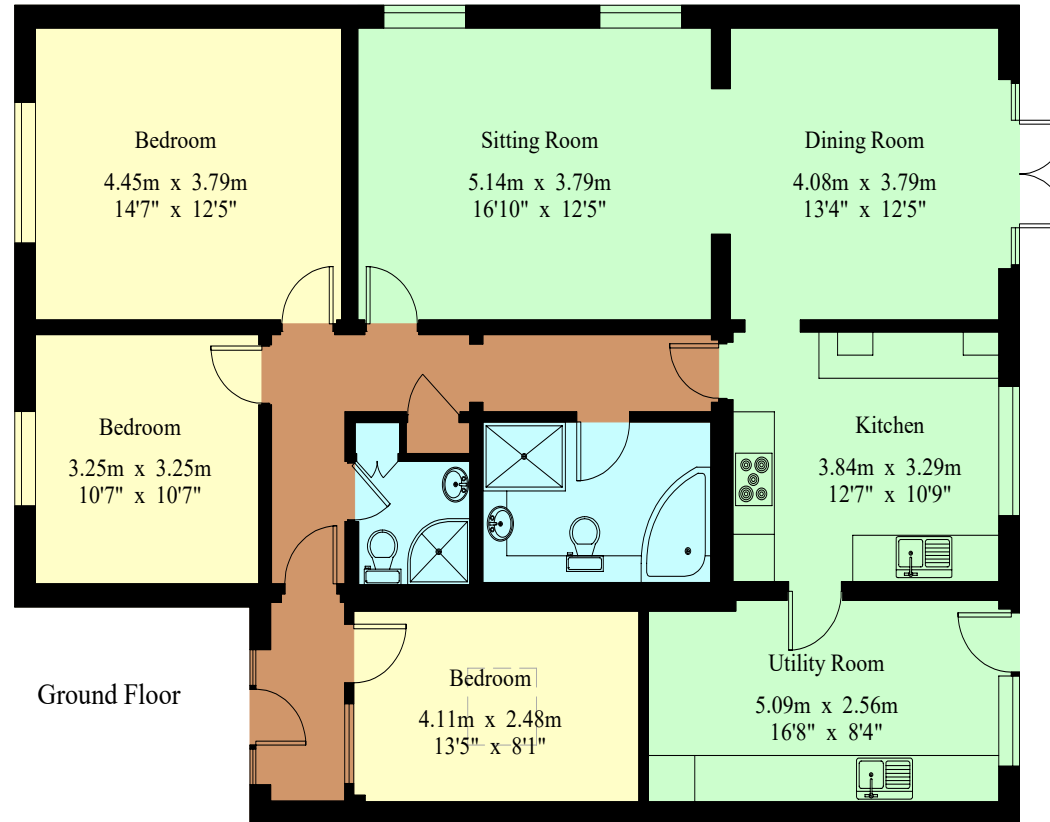
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3 Birch Close

Gross Internal Area : 132.1 sq.m (1421 sq.ft.)



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