



**£650,000**

Plot 2, High Hilden House High Hilden Close, Hildenborough, Tonbridge, Kent, TN10 3DB

## Plot 2, High Hilden House High Hilden Close, Hildenborough, Tonbridge, Kent, TN10 3DB

\*NEW PRICE £650,000\* Plot 2 is a stunning and spacious 1,435sqft 3 bedroom, 3 bathroom terraced house within the grounds of High Hilden House offered as a Freehold property.

### High Hilden House, Hildenborough

High Hilden House, a magnificent Edwardian building originating from 1906, has been sympathetically refurbished and reimagined as an exclusive collection of 1, 2, 3 & 4 bedroom homes. This stunning privately gated property is located on a quiet cul-de-sac in the sought after Hildenborough.

Hildenborough itself offers a wide range of amenities all within walking distance of High Hilden House. However, being located midway between Tonbridge & Sevenoaks, High Hilden House benefits from best of both worlds with an extensive range of shops, restaurants & recreational facilities as well as renowned schooling on your doorstep.

Getting out and about also couldn't be easier with bus services running from the end of High Hilden Close into the town and surrounding areas. With road access to the M25, via the A21, approx. 5 mins away, as well as excellent rail services from either Hildenborough, Tonbridge or Sevenoaks with fast services to London Charing Cross/Cannon Street with journeys approx. 35-40mins, commuting from High Hilden House couldn't be easier.

### Plot 2

A stunning 3 bedroom, 3 bathroom, fully refurbished terraced house set over 3 floors with front & rear courtyard style private gardens and roof terrace. This property benefits from a private gated entrance and allocated parking making it ideal for a lock and leave property.

### Entrance hall

Accessed via steps from the front garden, this light and spacious entrance hall includes a large storage cupboard and access to the downstairs cloakroom and the open plan kitchen/dining/living room. Engineered wood flooring throughout.

### Kitchen/Diner/Lounge

13'7" max x 25'7" (4.16 max x 7.81)

Dual aspect spacious room with a contemporary designed fully fitted matt light grey kitchen units with a range of handle less wall and base units. Bosch and Zanussi integrated appliances including fridge/ freezer, dishwasher, oven and combination oven/microwave, induction hob and extractor hood and finished perfectly with Quartz worktops and inset stainless steel sink. Doors to rear and front gardens, oak engineered flooring throughout and door leading to separate utility room.

### Utility Room

8'0" x 7'8" (2.46 x 2.35)

Rear aspect room with a range of wall and base units to match the kitchen, sink and space and plumbing for washing machine/tumble dryer. Oak engineered flooring.

### Lower Ground floor

Accessed via internal staircase as well as access via steps leading down from front garden

### Bedroom 3

11'3" x 8'9" (3.45 x 2.69)

Fully glazed doors leading to the front garden allowing maximum light into the spacious double bedroom suite with access to private en-suite shower room. 100% wool carpet

### En-suite

12'7" x 6'6" (3.84 x 2.0)

Contemporary white suite by Duravit, comprising sink, separate shower, WC. Karaben Grupo Spanish porcelain tiling, chrome heated towel rail, shaver point, LED lighting.

### FIRST FLOOR

Landing with storage cupboard and doors leading to 2 bedrooms and family bathroom. 100% wool carpet

### Master bedroom with En-suite

18'2" x 8'6" (5.55 x 2.60)

Front aspect master suite with private en-suite shower room and views over private roof terrace. 100% wool carpet flooring

### En-suite

9'1" x 5'1" (2.78 x 1.56)

Contemporary white suite by Duravit, comprising sink, separate shower, WC. Karaben Grupo Spanish porcelain tiling, chrome heated towel rail, shaver point, LED lighting.

### Bedroom 2

12'5" x 9'1" (3.79 x 2.78)

Front aspect double bedroom with fully glazed door leading to private roof terrace. 100% wool carpet flooring

### Family bathroom

8'2" x 5'4" (2.5 x 1.63)

Contemporary white suite by Duravit, comprising sink, WC, bath, Karaben Grupo Spanish porcelain tiling, chrome heated towel rail, shaver point, LED lighting. rear aspect window.

### Garden

Front and rear courtyard style gardens.

### Parking

2 allocated parking spaces

### Photography

N.B High Hilden House main entrance and landscaped gardens are communal.

### Disclaimer

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