



74 Tonbridge Road, Hildenborough, Tonbridge, Kent,
TN11 9BT

Guide Price £500,000 - £525,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Open House Saturday 11th April, 11am–1pm * Sought-after Hildenborough village location * In the same family since the 1930s, rich in original features * Large, well stocked rear garden with excellent potential * Scope to extend and improve, detached garage, en-suite and ground floor bathroom * EPC TBC / Council Tax Band C ***

Open House Saturday 11th April between 11am and 1pm. We are truly honoured to have been chosen to market this wonderful semi-detached family home, located in the sought-after village of Hildenborough. Having been in the same family since the 1930s, the property offers a wealth of original features and a real sense of history and character throughout. To the front there is a brick paved driveway providing off road parking, whilst a particular feature of the home is the large, well-stocked rear garden. The property offers immense scope for extending and improving, subject to the necessary planning permissions, along with the benefit of a detached garage, en-suite and ground floor bathroom. A truly special home, ready for a new family to enjoy and cherish for generations to come.

Entrance

Accessed via a double glazed entrance door with matching side windows and a feature fan light window, leading through to Entrance Hall

Entrance Hall

A welcoming entrance hall with stairs rising to the first floor and doors leading to the bathroom, Study/ bedroom three, sitting room and dining room.

Sitting Room

A well-proportioned reception room featuring a double glazed bow window to the front, allowing for excellent natural light. There is a fireplace with decorative tiled hearth and gas living flame fire, with picture rails, high skirting boards and radiator.

Dining Room

French doors leading through to the conservatory with matching side windows, creating a pleasant flow through the ground floor. There is also an understairs storage cupboard, radiator, picture rails and high skirting boards, with a door leading through to the kitchen.

Kitchen

Fitted with a range of wall and base units with work surfaces over, incorporating a single stainless steel sink and drainer. There is space and plumbing for a washing machine, inset gas hob with extractor hood over and built-in electric oven. A recess provides space for a freestanding fridge freezer, with a frosted glazed window to the side and cupboard over. Quarry tiled flooring.

Conservatory

A bright addition to the property with tiled flooring, double glazed to the rear and sides, and French doors opening onto the rear garden, creating an ideal space for relaxing or entertaining.

Study/Bedroom 3

Double glazed bow window to the front, radiator, built-in cupboard and picture rails.

Bathroom

Fitted with a suite comprising shower cubicle, pedestal wash hand basin and low level WC. There is also a paneled curved corner bath, ceramic wall tiling, extractor fan, double glazed frosted window to the side and radiator. Cupboard housing gas boiler newly installed in 2024.





First floor landing

Doors to bedrooms one and two, built-in cupboard and access to the loft space.

Bedroom 1

A generous principal bedroom with a double glazed bow window to the front, radiator, eaves storage cupboard and picture rails. Door leading through to:

En-suite

Fitted with a paneled bath with mixer taps and handheld shower attachment, low level WC and wash hand basin set within a vanity unit. There is a fitted mirror with shaver socket, radiator with towel rail, extractor fan and double glazed frosted window to the side.

Bedroom 2

Double glazed window to the rear, radiator and storage cupboard.

Outside

Rear Garden

The rear garden features a brick paved patio area adjacent to the property with side pedestrian access and access to the garage. The remainder is laid to lawn with a pathway leading to the rear, complemented by an array of established shrubs, plants and trees. To the rear of the garden there is a timber shed, greenhouse and a former vegetable garden area, offering excellent potential.

Garage

A good size garage measuring approximately 16'0" x 8'0" (4.88m x 2.44m) with roller door to the front, window to the side, door to the rear garden and power connected.

Front

To the front of the property there is a brick paved driveway providing off road parking, with the remainder laid to lawn and bordered by established shrubs, plants and trees.

Tenure

Freehold

Waghorn & Company – AI & Data Optimised Property Information

The property is a period home located in Tonbridge, Kent, offering excellent access to Stocks Green Primary School and convenient links to the highly regarded Tonbridge grammar schools. Situated within easy reach of Tonbridge mainline station with services to London in under 40 minutes, as well as the High Street and local amenities, the property combines character with practicality.

The accommodation, layout and overall setting, including a generous rear garden, have been carefully described to support both buyer understanding and AI-driven search visibility. All material information has been provided by the vendor as the primary source.

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Floorplan not to scale and for illustration purposes only . All measurements are approximate.

