6 Woodfield Avenue, Hildenborough, Tonbridge, Kent, TN11 9ES

Monthly Rental Of £3,850

Waghorn & Company

Independent Estate Agents

*** Exceptional five bedroom detached family home in one of Hildenborough's most prestigious roads * Magnificent rear gardens believed to be amongst the largest plots within the development * Stunning kitchen/breakfast room and large sitting room with bi-folding doors opening onto the garden * Luxurious principal suite with Juliet balcony together with two en-suite shower rooms and separate family bathroom * Sweeping in and out driveway, garage and beautifully presented accommodation throughout * EPC C / Council Tax Band F ***

Three Trees is an exceptional detached family residence, occupying what is believed to be one of the largest plots within this prestigious and highly sought after Hildenborough road. Beautifully presented and painstakingly improved by the current owners, this impressive home offers spacious and versatile accommodation. From the moment you arrive via the sweeping in and out brick paved driveway, the quality and attention to detail throughout the property become immediately apparent. The wonderful rear gardens are undoubtedly a particular feature, enjoying extensive lawns, entertaining terraces, pergola seating areas, log burner and beautifully established planting creating a true lifestyle setting.

Entrance Hall
A superb first impression with solid oak flooring, handcrafted oak staircase rising to the first floor, useful under stairs storage cupboard and doors leading to the principal reception areas.

Cloakroom
Finished with limestone flooring and comprising low level W.C, pedestal wash hand basin, chrome heated towel rail and double glazed window to rear.

Sitting Room
A magnificent reception room enjoying oak flooring, double glazed windows and bi-folding doors opening directly onto the rear garden creating a wonderful connection to the outside entertaining space.

Kitchen/Dining Room
Very much the heart of the home, this impressive kitchen is fitted with solid wood cabinetry complemented by granite work surfaces, Butler sink, limestone flooring and a comprehensive range of integrated appliances including double oven, six ring gas hob and dishwasher. Bi-folding doors open onto the rear terrace making this an ideal family and entertaining space.

Utility room
With continuation of the limestone flooring, additional storage units, sink unit, plumbing for appliances, Worcester Bosch boiler and door leading to the rear garden.

Study
A versatile room ideal for home working with limestone flooring and outlook to front.

First Floor Landing
Spacious landing with views over the rear garden and access to loft space.

Principal Bedroom Suite
A luxurious principal suite with fitted mirrored wardrobes, bi-folding doors opening to a Juliet balcony enjoying elevated views across the beautiful rear gardens and access to a superb en-suite bathroom.

En-suite
Beautifully appointed with enclosed shower cubicle, panelled bath, wash hand basin, low level W.C, tiled flooring and attractive wall tiling.

Bedroom 2
An excellent double bedroom enjoying dual aspect windows, fitted wardrobes and access to a stylish en-suite shower room.

En-suite
Comprising enclosed shower cubicle, vanity wash hand basin, concealed cistern W.C, chrome heated towel rail and tiled finish.

Bedroom 3
A well proportioned double bedroom enjoying a double glazed window to front, fitted mirrored wardrobes, radiator and laid to carpet, creating an ideal guest bedroom or children's room.

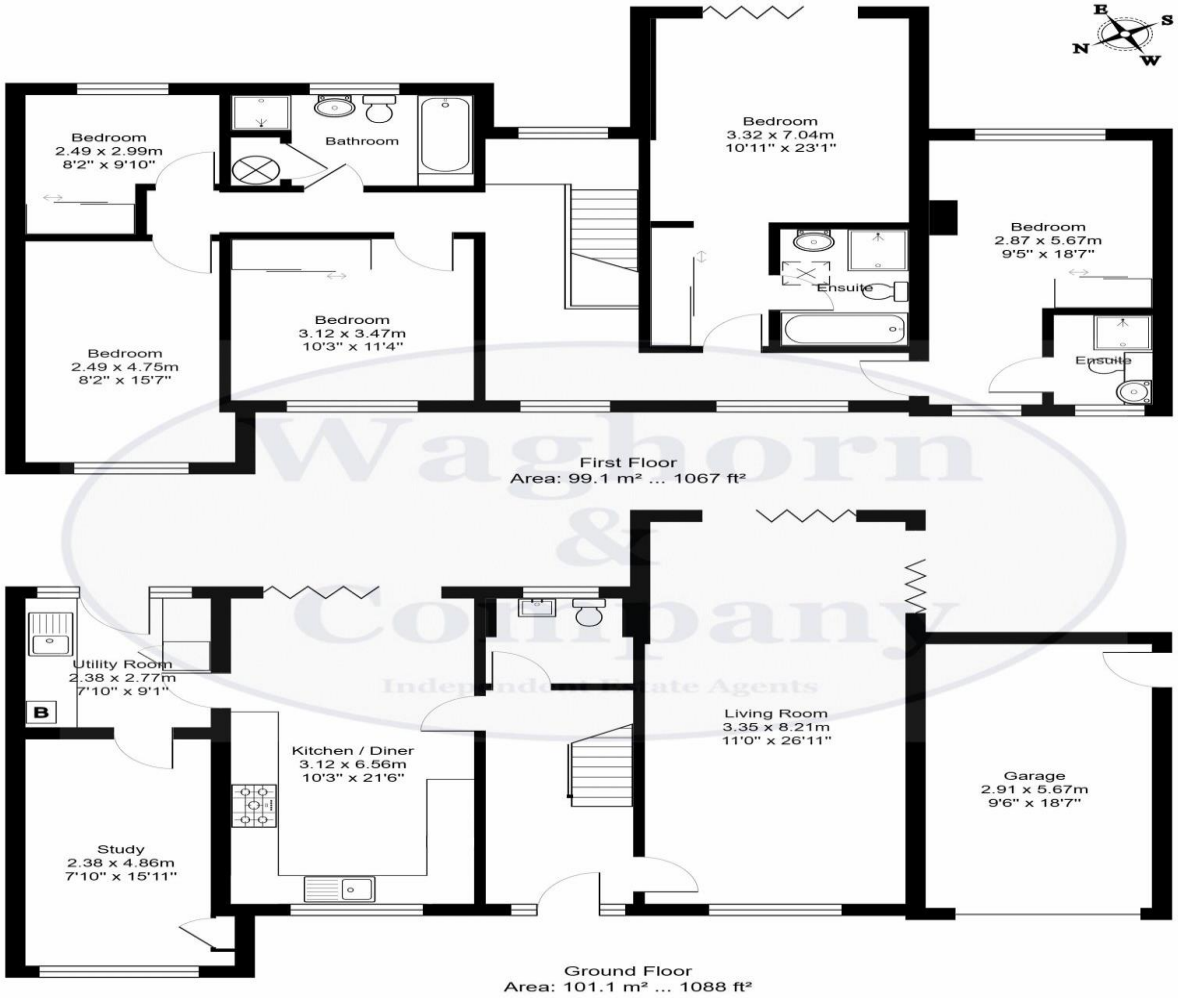
Bedroom 4
Another excellent bedroom with double glazed window to front, radiator and laid to carpet.

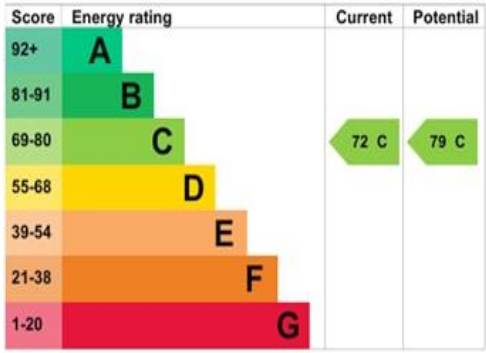
Bedroom 5
A comfortable bedroom enjoying a pleasant outlook over the rear garden with double glazed window, radiator and fitted mirrored wardrobes.

Family Bathroom
Beautifully fitted family bathroom comprising panelled bath, separate shower cubicle, pedestal wash hand basin, low level W.C, chrome heated towel rail and fully tiled finish.

Gardens
The rear garden is a true standout feature, offering an exceptional outdoor space for modern family living. A substantial stone terrace leads onto extensive lawned gardens with pergola seating area, BBQ and log burner entertaining space, established trees and shrubs, raised vegetable garden, summer house and timber shed. The summer house is fully equipped with power, lighting and internet connectivity, making it an excellent home office, gym, studio or hobby room. The property further benefits from side pedestrian access, garage and a sweeping in-and-out driveway providing extensive off-road parking.

Garage
Remote Up and over door to front, door to rear garden, power and lighting.





Details No. 1 TW/JW

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982