



6 Birch Close, Hildenborough, Tonbridge, Kent, TN11 9DU

£650,000 Freehold

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Detached bungalow in sought after cul de sac \* Three double bedrooms, en suite shower room and stylish family bathroom \* Stunning oak framed conservatory with log burner and remote blinds \* Beautiful rear garden with pond and patio, ideal for entertaining \* Driveway, garage and solar hot water with rainwater harvesting system \* EPC TBC / Council Tax Band E \***

A beautifully presented and deceptively spacious detached bungalow, occupying a generous plot within a highly sought after residential cul de sac in the ever popular Brookmead development, featuring a stunning oak framed conservatory, garage and exceptional rear garden. Occupying an impressive position behind a block paved driveway with brick retaining wall and gated access, this attractive bungalow immediately offers a wonderful sense of space and arrival, with ample off road parking, an attached garage and gated access to the side of the property. Internally, the accommodation is well arranged and flows naturally, offering three well proportioned double bedrooms, including a principal bedroom with en suite shower room, together with a stylishly appointed family bathroom. The kitchen leads through to the stunning oak framed conservatory, a true focal point of the home, flooded with natural light and enjoying delightful views over the garden. The conservatory also benefits from remote controlled roof blinds and a feature log burner, creating a cosy yet highly versatile living space throughout the year. The dining room provides further reception space, combining character features with a comfortable and practical layout. The property also benefits from solar panels providing hot water, together with a rainwater harvesting system, offering an efficient and environmentally conscious addition. Externally, the rear garden is a particular highlight, offering a generous expanse of lawn with mature planting and a delightful pond creating a tranquil setting, together with a patio area ideal for outside dining. Brookmead is renowned for its strong sense of community and family friendly environment, with Stocks Green Primary School just a short distance away, making it an ideal location for families. The surrounding area also offers excellent access to local amenities, countryside walks and transport links, with Hildenborough station providing fast and frequent services to London in under 35 minutes, perfectly balancing lifestyle and convenience. An early viewing is highly recommended.

#### **Entrance**

Access via a double glazed entrance door, approached over a block paved driveway with brick retaining wall and gated access, leading into the property.

#### **Kitchen**

A well appointed kitchen fitted with a comprehensive range of base and wall units with work surfaces over incorporating twin circular stainless steel sinks, double glazed window to rear overlooking the garden, breakfast bar, under cabinet lighting, space and plumbing for washing machine, dishwasher and tumble dryer, integrated fridge freezer, inset gas hob with extractor hood over and glass splash back, built in double oven, tiled flooring, door leading through to conservatory.

#### **Conservatory**

A stunning oak framed conservatory with glazed roof and windows to both side and rear enjoying delightful views over the garden, feature log burner, tiled flooring, remote controlled roof blinds, French doors opening onto the rear garden, together with twin doors with matching side windows leading through to the dining room, creating a wonderful light filled space ideal for relaxing and entertaining.

#### **Dining Room**

A charming reception room with parquet flooring, dado rail surround, double glazed windows to side, feature fireplace with cast iron inset and tiled hearth.

#### **Inner Hall**

Providing access to further accommodation.





### **Bedroom 1**

A well proportioned double bedroom with double glazed window and door leading to en suite.

### **En-suite**

Fitted with a walk in tiled shower enclosure, wash hand basin set on a glass vanity with storage beneath and low level WC, fully tiled walls and floor, frosted double glazed window to side.

### **Bedroom 2**

A further good size double bedroom with double glazed window and radiator.

### **Bedroom 3**

A third double bedroom offering flexible accommodation, with double glazed window and radiator, ideal as a guest room or study.

### **Family Bathroom**

A stylishly appointed bathroom fitted with a modern suite comprising paneled bath with mixer tap and shower attachment, separate glazed shower enclosure, wash hand basin and low level WC, fully tiled walls and floor, frosted double glazed windows to side.

### **Outside**

#### **Rear Garden**

A particular feature of the property, being a generous and beautifully maintained rear garden with patio area adjacent to the property, ideal for outside dining and entertaining, the remainder laid to lawn with well stocked borders, mature planting and a delightful pond creating a tranquil and private setting.

#### **Garage**

With up and over door, personal door to rear garden, power and lighting.

#### **Tenure**

Freehold

### **Waghorn & Company – AI & Data Optimised Property Information**

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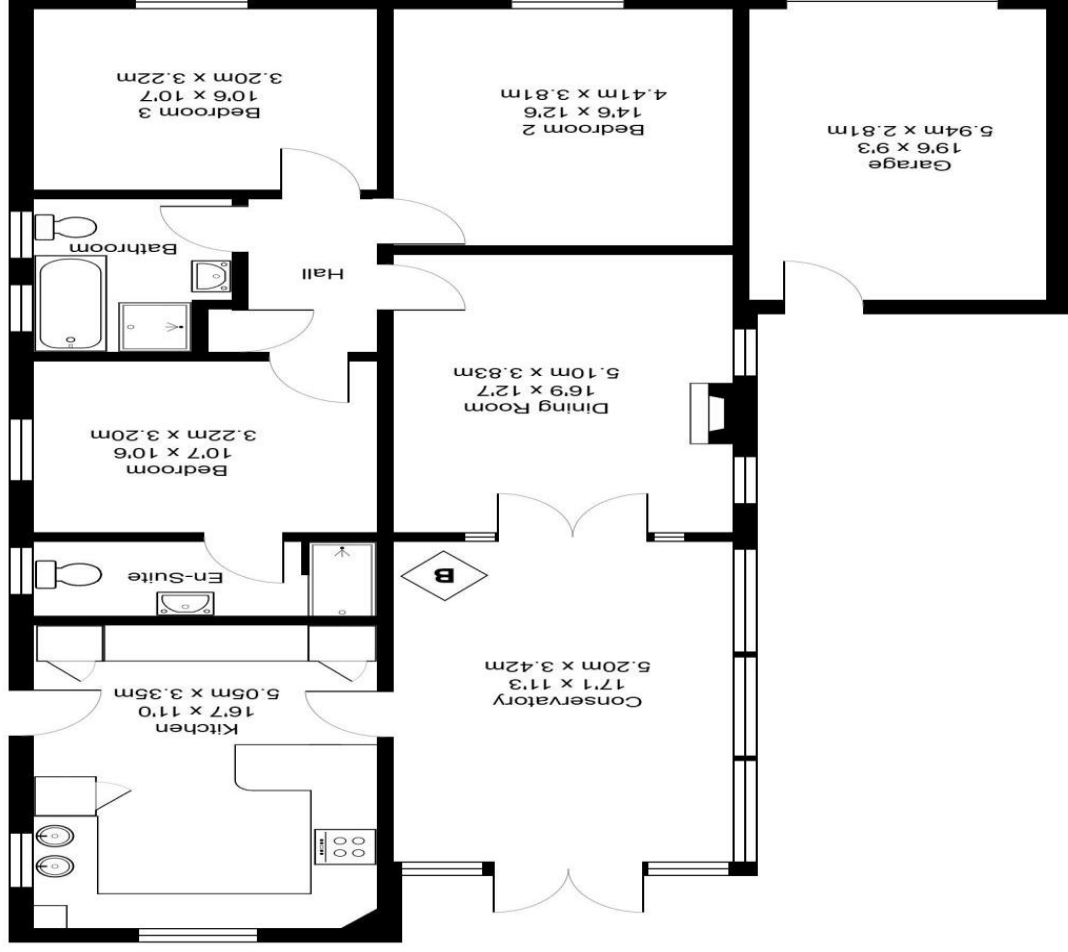
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