



26 Greenview Crescent, Hildenborough, Kent, TN11 9DT  
Guide Price: £375,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Detached Craft Cast Bungalow in Popular Residential Area
- \*Situated on a Generous Plot
- \*Requiring Complete Modernisation & Refurbishment
- \*Potential for Development Subject to Planning Permission
- \*Walkable to Stocks Green Primary School
- \*Two Double Bedrooms
- \*Sitting Room
- \*Kitchen
- \*Bathroom
- \*Single Garage & Driveway
- \*No Onward Chain

#### Description

Detached two bedroom Craftcast bungalow, situated in a quiet residential area, walkable to the popular Stocks Green Primary School and local amenities. This long term family home enjoys a generous plot and now requires complete refurbishment throughout, providing a blank canvas and opportunity to create an individual family home, being sold with the benefit of no onward chain.

#### Accommodation

- The property is approached over a driveway leading to the porch canopy and front door opening into an L-Shaped hallway. This space is fitted with an electric storage heater and from here doors lead to the two double bedrooms, bathroom, sitting/dining room and kitchen, creating a practical layout.
- Spacious sitting room with feature tiled fireplace, picture rail, storage heater and windows to rear overlooking the garden.
- Kitchen with aspect to front partly fitted with wooden wall and base units and butler sink. A door leads to the side with an enclosed external entrance porch.
- Principal double bedroom also with feature tiled fireplace, picture rail, storage heater and window to rear overlooking the garden. Second double bedroom enjoying an aspect to front, picture rail and storage heater.
- Family bathroom fitted with a white suite comprising panelled bath, close coupled toilet and basin with storage beneath.
- The property is set well back from the road with large area of lawn with mature, hedged boundaries, concrete driveway and pathway leading to the front door, wooden gate providing convenient side access through to the rear garden and garage.



- Concrete garage with double wooden doors to front, double glazed window and personal door to rear.
- To the rear, there is a very generous garden, ideal for outdoor relaxation and family activities, mainly laid to level lawn with mature tree lined outlook and secure fenced boundaries.
- Services & Points of Note: Mains water, drainage and electricity. Single glazed metal windows. Electric storage heaters untested and disused for many years.
- Council Tax Band: D - Tonbridge & Malling Borough Council
- EPC: G

#### Situation

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 Weald of Kent, Judd and The Skinners School. Private schools including Sackville in the village, Hilden Grange and Tonbridge School and Leigh Academy state secondary schools in Tonbridge. 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.



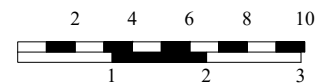
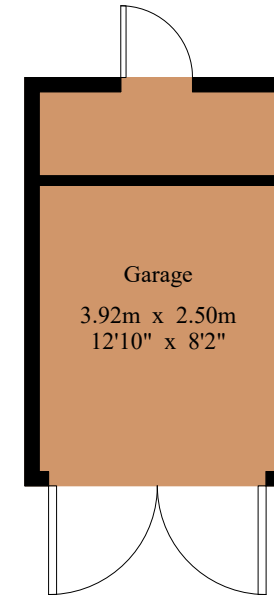
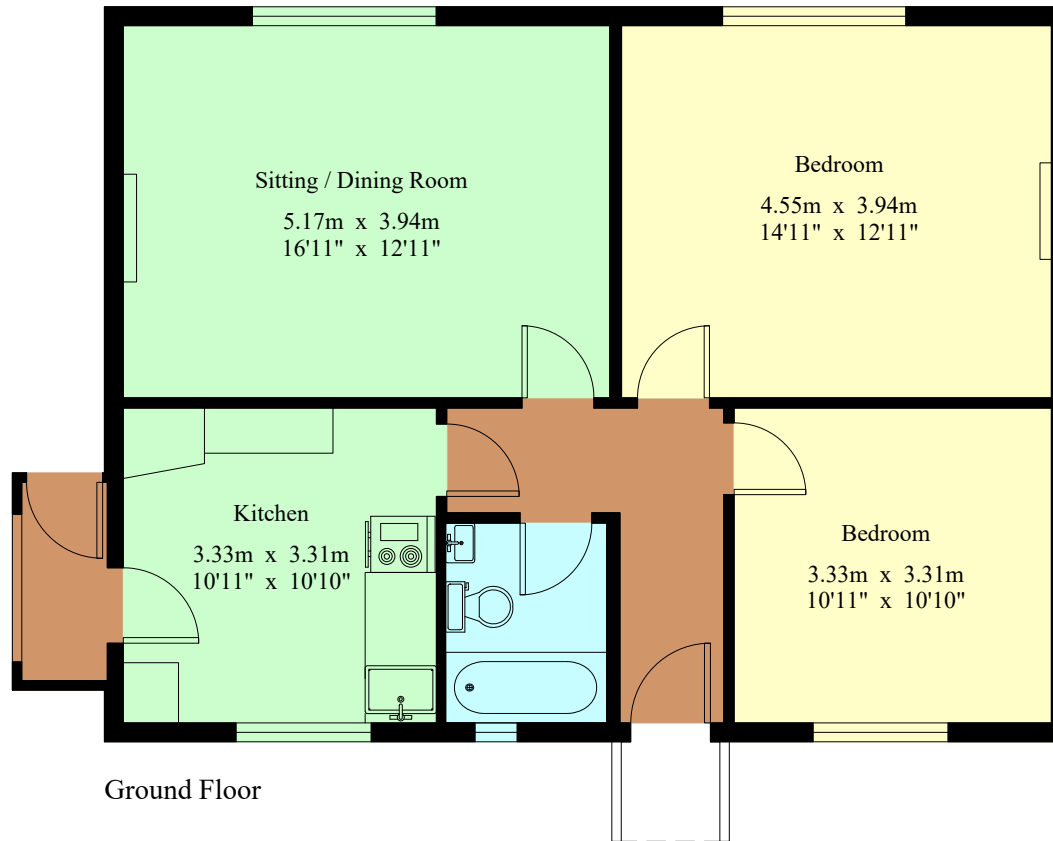
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## 26 Greenview Crescent

House - Gross Internal Area : 74.8 sq.m (805 sq.ft.)  
Garage - Gross Internal Area : 10.0 sq.m (107 sq.ft.)



Feet  
Metres

For Identification Purposes Only.

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