



7 Bramble Close, Hildenborough, Kent TN11 9HF  
Guide Price: £510,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



**\*Semi-Detached Gough Cooper Family Home**  
**\*Situated on a Generous Corner Plot \*Three Bedrooms**  
**\*Potential for Improvement & Extension Subject to Planning Permission**  
**\*Popular Well Established Residential Area**  
**\*Bright Dual Aspect Sitting/Dining Room \*Kitchen/Breakfast Room**  
**\*First Floor Family Bathroom & Separate Toilet \*Front & Rear Gardens**  
**\*Single Garage & Block Paved Driveway \*No Onward Chain**

#### Description

This Gough Cooper semi-detached three bedroom house is situated on a generous corner plot in a quiet cul-de-sac in this sought after residential area, within easy reach of Stocks Green Primary School, main line station and local amenities. This charming family home has been in the same family ownership since new, offering scope for extension and improvement subject to planning permission, being sold with the benefit of no onward chain.

#### Accommodation

- The property is approached over a long pathway leading to the entrance porch having modern part glazed composite front door with full height opaque glazed side panel opening to the:-
- Entrance hallway with stairs rising to the first floor and deep fitted cloak cupboard with high level window housing Vaillant gas fired boiler and fuse board.
- Bright dual aspect sitting room enjoying a window to front and sliding patio doors to the rear garden, central stone fireplace within inset gas coal effect fire, slate hearth and wooden mantle, matching television shelf and serving hatch to kitchen in dining area.
- Dual aspect kitchen/breakfast room with large picture window to side and window above the sink with outlook over the garden. Fitted with a modern range of white wall mounted cabinets and base units of cupboards and drawers, wood effect laminate worktops and tiled splashback. Space for freestanding electric cooker, space for washing machine, space for freestanding fridge/freezer, under stairs storage cupboard and full height glazed door leading out to the rear garden.
- First floor landing with window overlooking the garden, access to loft via hatch.
- Main bedroom having an aspect to front and comprehensive range of fitted bedroom furniture. Second bedroom with window to side and two fitted cupboards, one being the airing cupboard housing hot water tank with slatted shelving.
- Family bathroom fitted with a white suite comprising panelled bath with wall mounted thermostatic shower over and vanity sink unit, opaque glazed window. Separate W.C with close couple toilet and opaque glazed window.
- Third smaller bedroom having a lovely aspect overlooking the rear garden and fitted wardrobe.



- The property occupies a generous corner plot with large frontage, block paved driveway and garage to the side. The rear garden is mainly laid to lawn with mature shrub/flower borders, apple tree, small terrace plus further raised brick seating area to the far corner and garden shed.
- Single garage with up and over door to front, power and light, window and personal door to garden.
- Services: All mains services. Gas central heating. Double glazed windows, replaced approximately 4yrs ago.
- Council Tax Band: E - Tonbridge & Malling Borough Council
- EPC: D

#### Hildenborough

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



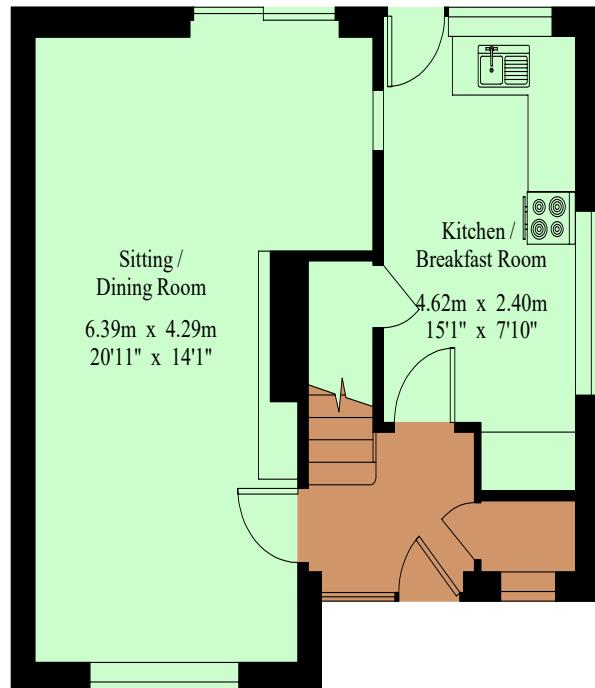
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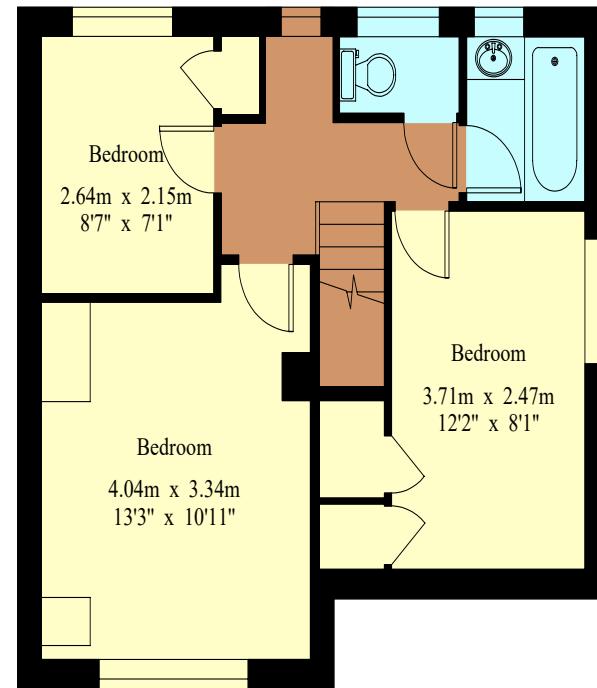
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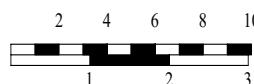
House - Gross Internal Area : 81.8 sq.m (880 sq.ft.)  
 Garage - Gross Internal Area : 15.9 sq.m (171 sq.ft.)



Ground Floor



First Floor



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