



High Hilden Close, Tonbridge, Kent, TN10 3DA  
Guide: £230,000 – Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Detached One Bedroom Bungalow
- \*Potential to develop plot subject to planning permission
- \*Quiet Yet Convenient Location Walkable to Town & Station
- \*Double Bedroom with French Doors
- \*Open Plan Living Space & Modern Kitchen
- \*Refurbished Contemporary Shower Room
- \*Attractive Private Garden
- \*Ideal Investment or First Purchase

#### Description

This smart one bedroom bungalow is situated on the private lane of High Hilden Close, yet within walking distance of the town and station offering fast services to London. This tucked away bungalow is presented in lovely order throughout, enjoying an impressive private and mature garden with scope to extend/ develop subject to planning permissions. Offered for sale with no onward chain.

#### Accommodation

- The front of the property is approached over the private garden and mature shrub/tree boundaries. There is space to add in off street parking.
- You enter the bungalow directly into the living area through wooden framed French doors which is neutrally decorated with characterful Parquet flooring running throughout and into the double bedroom that also has doors leading out to a separate private courtyard area.
- Contemporary refitted shower room fitted with a white suite comprising shower cubicle with wall mounted electric shower, close coupled toilet and pedestal basin. Neutrally decorated walls with contrasting feature tile splashback and underfloor heating.
- The compact kitchen leads directly off the living area and is semi-open plan with delightful views over the garden through the pretty wooden French doors. Recently refitted with a contemporary feel there is a fitted undercounter oven and microwave, electric hob, space for an undercounter fridge and modern metro tiled splash back. With a range of under counter and wall mounted shaker style cupboards.



- The attractive south facing private garden has a real cottage feel about it and is laid to lawn interspersed with mature tree and shrubs/ flower borders, a pretty pond, pathways and seating areas to enjoy. Fenced and mature hedge boundaries provide privacy.
- Services: Water, drainage and electricity are currently supplied from the main house which will require separating.
- Council Tax Band: TBC – Tonbridge & Malling Borough Council
- EPC: F

#### Situation

Conveniently situated on the borders of the village of Hildenborough with main line station, shops and local amenities and Tonbridge a market and commuter town situated on the banks of the river Medway with Norman castle and riverside park. The town offers a good range of shops, supermarkets, restaurants, bars and cafes, leisure centres, a swimming pool and tennis courts. There are excellent primary and secondary schools locally in both state and private sectors including Weald of Kent, Tonbridge and Judd grammar schools, as well as Hillview and Hayesbrook secondary schools. Tonbridge main line station provides fast services to Cannon Street/ London Bridge/Charing Cross in about 40 minutes. The A21 and A26 linking to the M25 and M20 are easily accessible.



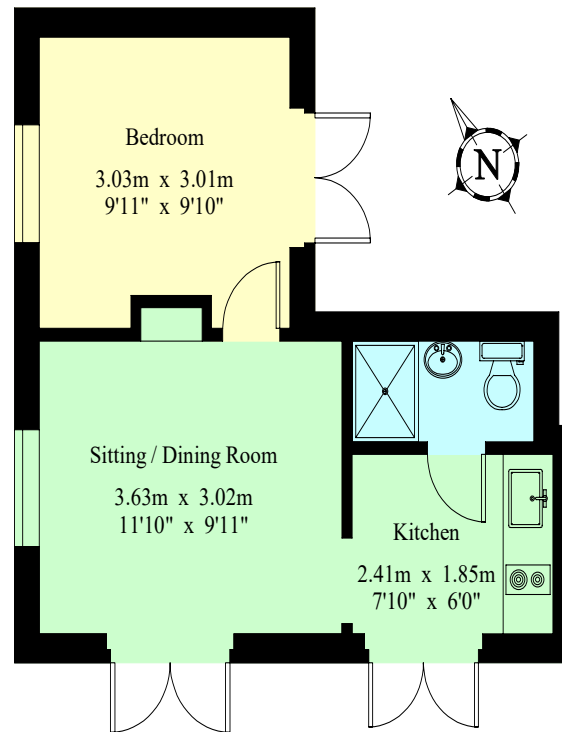
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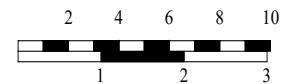
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# The Annexe, 34 London Road

Gross Internal Area : 28.6 sq.m (307 sq.ft.)



Ground Floor



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