



8 Brookmead, Hildenborough, Tonbridge, Kent, TN11 9DJ

Guide Price £495,000 -£525,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Detached Bungalow * Extended Accommodation * Utility, En-suite and Family bathroom * South Facing Rear Garden * No Forward Chain * EPC Rating: D / Council Tax Band D: £2,337.81 PA ***

Waghorn & Company are proud to market this wonderful detached bungalow located within the highly sought after Brookmead development in Hildenborough. The property offers spacious, light and airy accommodation which has been thoughtfully extended and is complemented by large well maintained South facing rear gardens, off road parking for multiple vehicles and the benefit of no forward chain. Internally the well presented accommodation includes three bedrooms with an en-suite to the principal bedroom, together with a modern kitchen and bathroom. The property also offers excellent scope for further extension, subject to the necessary planning consent, making it an ideal opportunity for purchasers looking to create their perfect home. Externally the attractive south facing gardens provide a delightful setting, ideal for relaxing or entertaining, while the driveway provides ample parking. The location is particularly convenient, being well positioned for excellent bus routes and a number of favoured local schools, with Hildenborough village amenities also within easy reach. An early viewing is highly recommended to fully appreciate the space, setting and potential this delightful home has to offer.

Front Garden

To the front of the property is a brick paved driveway with raised flowered borders to front.

Entrance

Double glazed entrance door with matching side window leading to entrance hall.

Entrance Hall

Door to kitchen, bathroom, bedrooms 2 & 3, utility room and dining room and radiator.

Kitchen

Double glazed window to front, stainless steel sink and drainer with cupboard under and a further range of matching base and wall units tiled floor, space and plumbing for dishwasher, integrated double oven, inset four ring gas hob with extractor hood over, space for under counter fridge, service hatch through to dining room, door to inner hall and radiator

Inner hall

Built in cupboard housing metres, door to bedroom 1 and sitting room.

Living Room

Doors leading to rear garden, two windows to side, double door leading onto dining room and radiator.

Dining Room

Patio doors to conservatory, service hatch through to kitchen and radiator

Conservatory

Polycarbonate roof and double glazed to both sides and rear, with French doors leading onto rear garden and tiled floor.

Bedroom 1

Two double glazed windows to front, door to ensuite and radiator.





En-suite

Double glazed frosted window to front, shower, low level W/C, hand washbasin with cupboard under, extractor fan, ceramic wall tiling, wall mounted electric heater and heated towel rail.

Bedroom 2

Double glazed window to rear and radiator.

Bedroom 3

Double glazed window to front and radiator.

Utility Room

Double glazed door with matching side window leading to side, wall mounted gas boiler, space and plumbing for washing machine and tumble dryer, worktop over and fitted wall units, tiled flooring and access to loft space.

Bathroom

double glazed frosted window to rear, panelled bath with mixer taps and power shower over, hand wash basin, low level W/C, fitted wall mirror, extractor fan, ceramic wall tiling, tiled flooring and heated chrome towel rail.

Rear Garden

To the side of the property is a brick paved driveway with gates and car port. To the rear of the property is a stone patio area with the remainder of the garden being mainly laid to lawn with a selection of trees and bushes, outside lighting and tap.

Tenure

Freehold



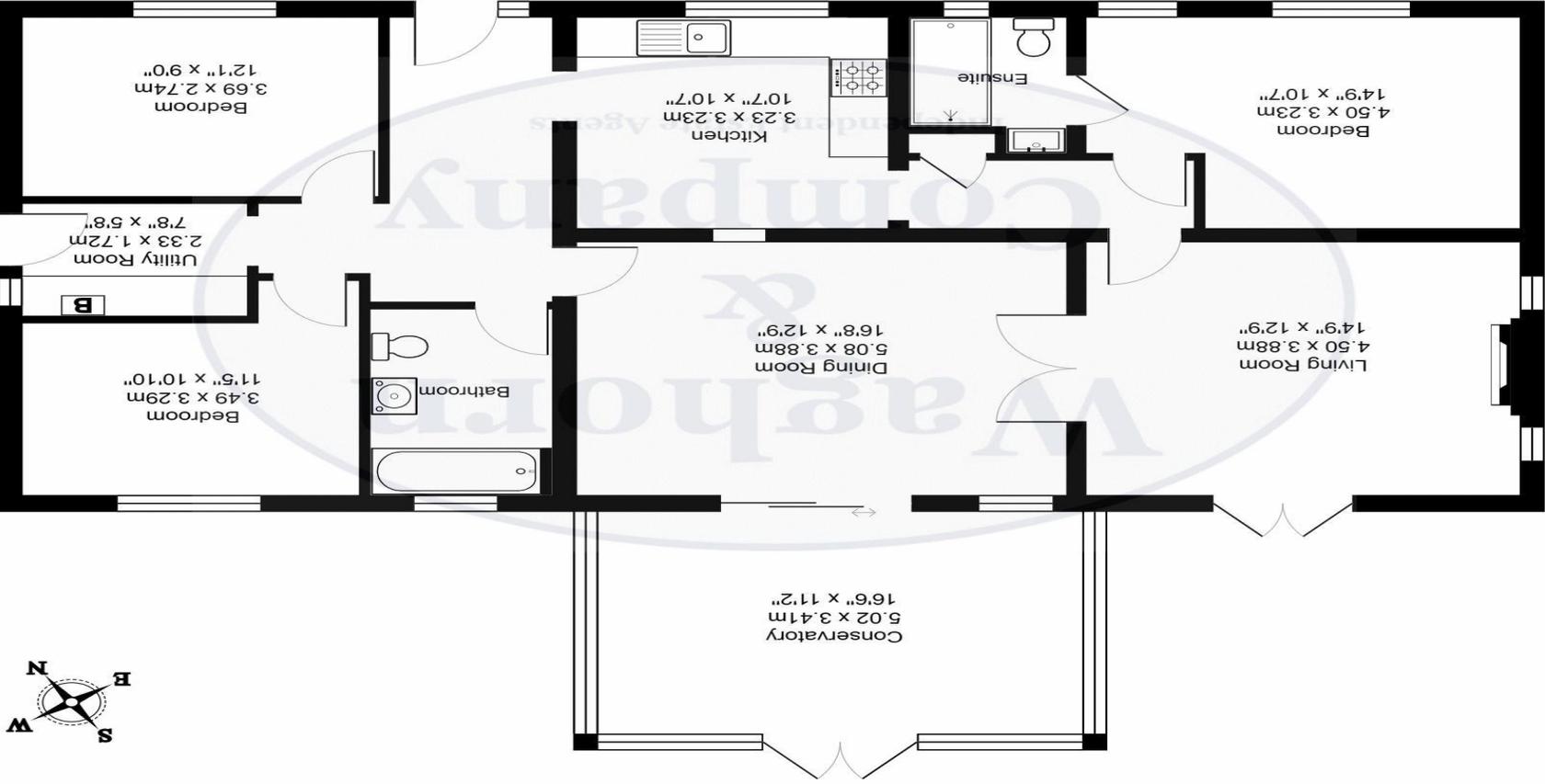
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

01732 808542

sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk



Ground Floor
 Total Area: 132.4 m² ... 1425 ft²
 All measurements are approximate and for display purposes only.

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