



8 Francis Road, Hildenborough, Kent TN11 9JY
Guide Price: £870,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Attractive Detached Home
- *Desirable Residential Cul-De-Sac
- *Situated off Coldharbour Lane
- *Double Aspect 'L' Shaped Sitting Room
- *Kitchen* Conservatory and two further reception rooms
- *Ground Floor Study
- *Three Double Bedrooms with main bedroom having an en-suite
- *Spacious Family Bathroom
- *Corner Plot with Block Paved Driveway
- *Integral Double Garage
- *Attractive west facing Rear Garden

Description

This extended detached family home is situated in a residential cul-de-sac off Coldharbour Lane and enjoys a corner plot with a west facing rear garden and integral double garage. The property offers light and versatile accommodation including a double aspect 'L' shaped sitting room, kitchen and two further receptions and conservatory.

Accommodation

- Hallway with stairs, rising and turning to the first floor, window and cloaks cupboard.
- Double aspect 'L' shaped sitting room with views over front gardens and rear garden.
- Family room also with french doors leading out to conservatory having double glazed French doors to garden and double garage.
- Extended dining room having double aspect with views to side and front garden.
- Modern kitchen fitted with a range of light wood effect wall cabinets and base units of cupboards and drawers, tiled splashbacks and laminate worktops. Tiled flooring. Space for 110cm Rangemaster with extractor over, space for breakfast table, American fridge freezer, dishwasher, window and door to side.
- Double garage with electric roller shutter door, double glazed window to rear, meters and fuse board, power and light. Internal door leading to study with views over the rear garden.
- First floor landing with access to loft via hatch, walk in cupboard with light and eaves storage. Built-in airing cupboard with tank.
- Main bedroom with aspect to front and rear, wall to wall fitted wardrobes, en-suite shower room comprising shower cubicle and sink unit with cupboard space underneath. Second bedroom with aspect to front and fitted wall to wall cupboards making clever use of the eaves space. Third bedroom with aspect to rear overlooking the garden. All of which are doubles.



- Family bathroom fitted with a white suite comprising vanity basin, bathroom, close coupled w.c, wall tiling to half height and opaque window. Walk in shower enclosure with wall mounted shower, and tiled flooring.
- Front wrap around gardens with block paved driveway and pathway to the front door, lawn with shrub/flower borders.
- Attractive west facing rear, mainly laid to lawn with mature trees, shrub and flower borders.
- All mains services: Gas central heating. Double glazed windows.
- Council Tax Band: F – Tonbridge & Malling Council
- EPC: C

Situation

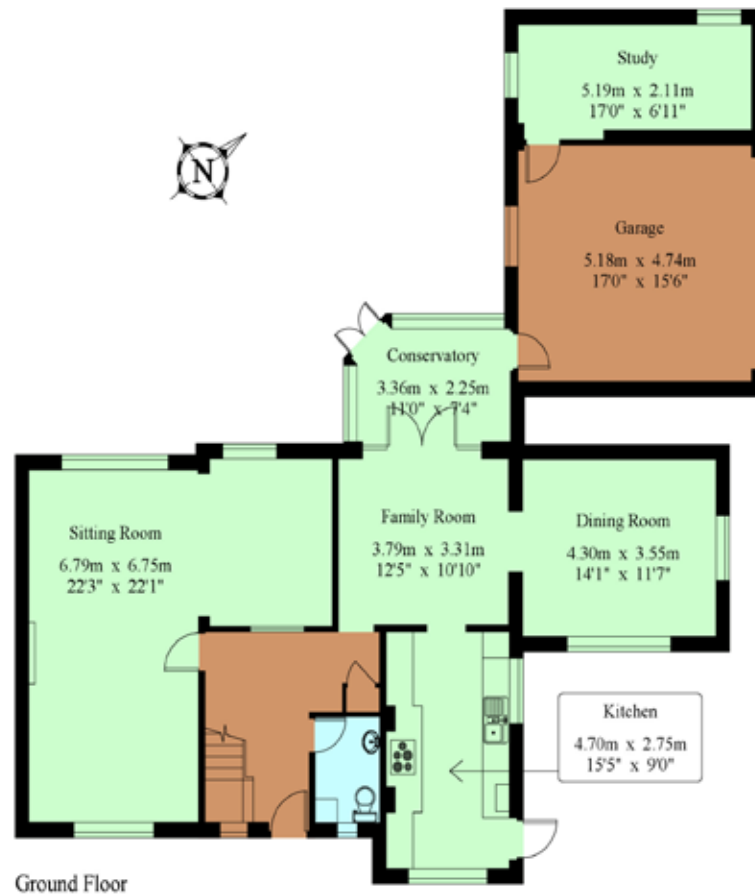
This popular village offers the One Stop shop/post office, chemist, hairdresser, Ridings café, medical centre, village halls, church, public house and library. The weekly farmers' market is a popular meeting place for the local community, and the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street with commuter bus service to the station. Well regarded schools include Stocks Green and Hildenborough primary schools, grammar schools in Tonbridge, Sevenoaks and Tunbridge Wells including Judd and The Skinners School, together with Sackville in the village. 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 the nearby town Tonbridge offers comprehensive shopping and recreational facilities and a Main Line Station. Leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.



Viewing Strictly By Appointment

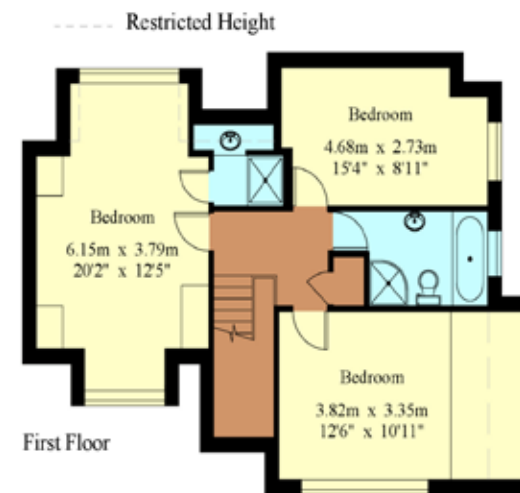
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8 Francis Road

Gross Internal Area : 212.2 sq.m (2284 sq.ft.)
(Including Garage)



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