



24 Brookmead, Hildenborough, Tonbridge, Kent, TN11 9DN

Monthly Rental Of £3,100

**Waghorn
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Independent Estate Agents

*** Substantial & Versatile Family Home * Four/Five Bedrooms & Two En-Suites * Separate One-Bedroom Annexe with Kitchen & Shower Room * Superb 22'10" Kitchen/Dining Room with Bi-Fold Doors * Large Driveway with EV Charging Point & Landscaped Rear Garden * EPC TBC / Council Tax Band: F - Main house. Band A - Annex ***

Located in the ever-popular Brookmead area, just around the corner from the highly regarded Stocks Green Primary School, this substantial and extremely versatile family home offers an exceptional amount of space and is ideally suited to larger or multi-generational families. A particular feature is the separate one-bedroom annexe at the rear of the garden, complete with its own kitchen and shower room, providing fantastic independent accommodation for older children, relatives or those simply requiring their own space. The main house is centred around a superb kitchen/dining room, flooded with natural light and opening directly onto the rear garden, together with a separate sitting room, four bedrooms, two en-suite shower rooms and a family bathroom. Outside, the property continues to impress with a large brick-paved driveway with EV charging point and a well-designed rear garden with Indian sandstone patios, pergola and artificial lawn. Brookmead has long been a popular choice for families, with its excellent sense of community, highly regarded local schools and convenient access to everyday amenities. Available immediately, this is a spacious and flexible home offering far more than you might initially expect, and an early viewing is highly recommended.

Entrance Hall

Double glazed entrance door with matching side window, wood flooring, radiator, Velux window and doors leading to the bedrooms and family bathroom. Part-glazed door opening into the kitchen/dining room.

Kitchen/Dining Room

A particular feature of the property, this impressive and generously proportioned room is flooded with natural light from two Velux windows and bi-folding doors opening onto the rear garden. The kitchen is fitted with an extensive range of units together with a large central island incorporating a circular stainless steel sink with mixer tap and five-ring gas hob with extractor hood over. There are three built-in ovens, built-in microwave, integrated dishwasher, fridge/freezer and under-counter fridge. Double doors lead through to the sitting room.

Sitting Room

A good-sized reception room with Velux window, designer radiator and double glazed bi-folding doors opening directly onto the rear garden.

Bedroom 1

Double glazed window to front, radiator, wood flooring and sliding door to en-suite shower room.

En-suite

Shower cubicle, low-level WC, wash hand basin and heated chrome towel rail.

Bedroom 2

Double glazed window to front, radiator, wood flooring and door to en-suite shower room.

En-suite

Double glazed frosted window to side, corner shower cubicle with ceramic wall tiling, low-level WC, wash hand basin, fitted mirror and heated chrome towel rail.

Bedroom 3

Double glazed window to side, radiator and wood flooring.

Bedroom 4

Double glazed window to side, radiator and wood flooring.





Family Room/Bedroom 5

Velux window, radiator and wood flooring.

Family Bathroom

Fitted with a modern white suite comprising a double-ended bath with mixer tap and shower attachment, low-level WC and wash hand basin with storage beneath. Double glazed frosted window, heated chrome towel rail and tiled flooring.

Utility room

Wood flooring, work surface with useful cupboards over, space and plumbing for washing machine and space for a self-condensing tumble dryer. Double glazed frosted window to side, radiator and heated chrome towel rail.

Outside

To the front is a substantial brick-paved driveway providing ample off-road parking, together with an EV charging point, bin store and side pedestrian access. The rear garden features an Indian sandstone patio running adjacent to the property, with steps leading to a further patio and pergola seating area. The remainder is laid with artificial grass with planted borders and a timber garden shed. To the rear of the garden is the detached annexe.

Detached One-Bedroom Annexe

A fantastic addition to the property, providing independent accommodation ideal for multi-generational living, older children or relatives. The annexe comprises an open-plan living/bedroom area with double glazed window to front and sliding mirrored wardrobes. The kitchen area is fitted with a stainless steel single drainer sink with cupboard beneath, further matching base and wall units, four-ring electric hob with extractor hood over and countertop oven. A sliding door leads to the shower room, fitted with shower cubicle with waterfall shower head, low-level WC, wash hand basin set within a vanity unit and extractor fan.

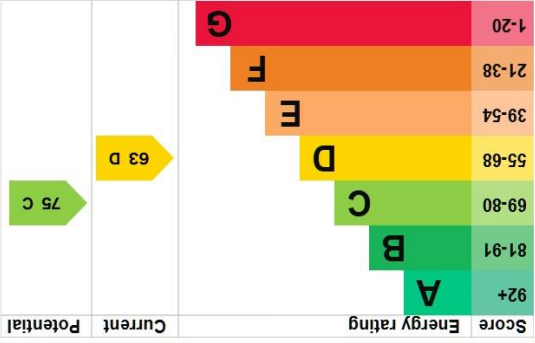
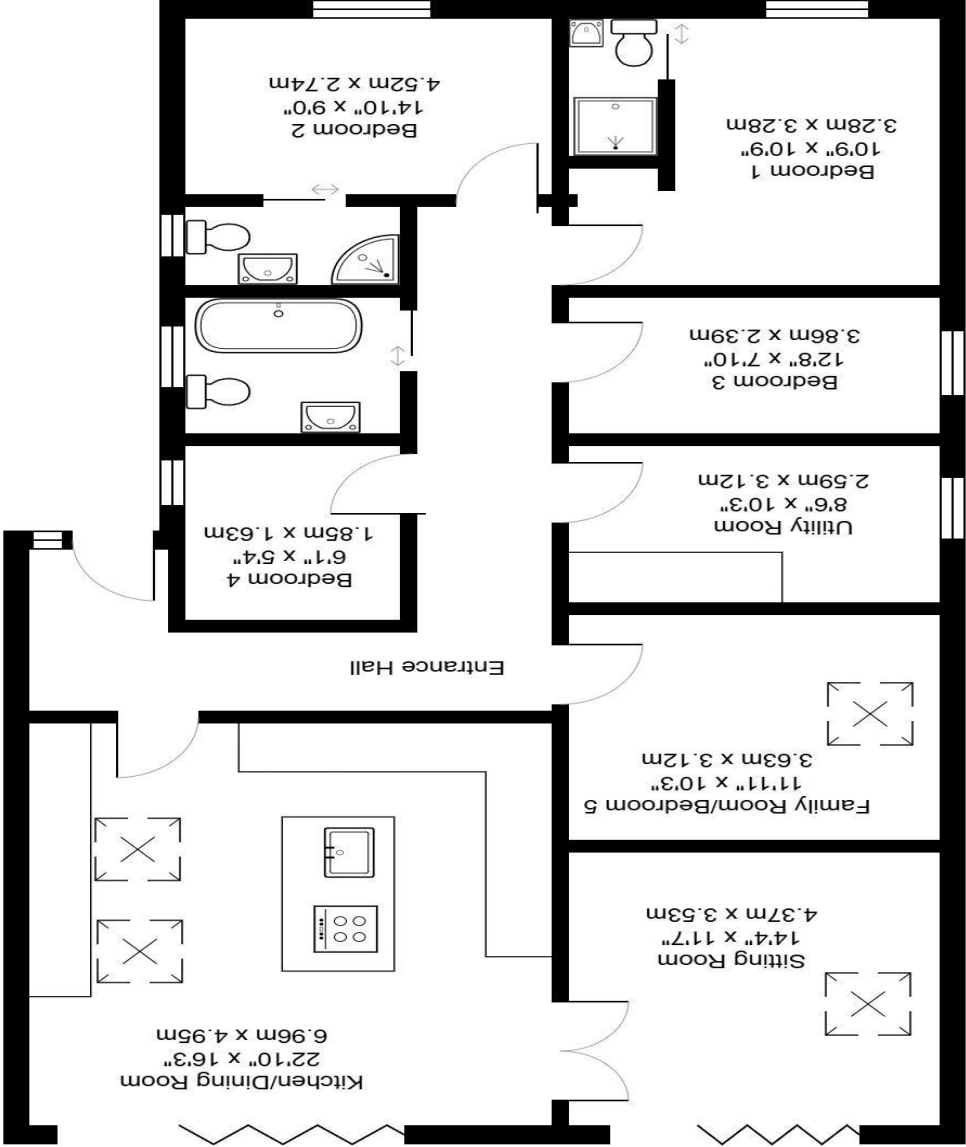


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Floorplan not to scale and for illustration purposes only.
All measurements are approximate.

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