



1 Derby Close, Hildenborough, Kent TN11 9JU  
Guide Price: £760,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



**\*Attractive Detached Family House**  
**\*Desirable Residential Cul-De-Sac off Coldharbour Lane**  
**\*Three Double Bedrooms \*Sitting Room**  
**\*Dining Room & Conservatory \*Modern Kitchen/Breakfast Room**  
**\*Cloakroom \*Main Bedroom & En-Suite Bathroom**  
**\*Family Shower Room \*Established Front Garden & Driveway**  
**\*Integral Garage \*Attractive South Facing Rear Garden**

**Description**

This attractive detached chalet style family house is situated in this quiet desirable residential cul-de-sac off Coldharbour Lane, within easy access of the main line station, local schools and amenities. This long term family home offers versatile accommodation, being extended to provide an en-suite to the main bedroom and sunny conservatory overlooking the delightful established south facing gardens.

**Accommodation**

- This delightful property is approached over a driveway leading to the front enclosed entrance porch with part glazed front door leading to entrance hallway having stairs rising to the first floor, attractive parquet flooring and door to the integral garage and ground floor cloakroom.
- A door from the hallway leads to the Integral garage with up and over door front, replaced fuse board and smart meter, power and light, window and interconnecting door to the conservatory/garden room.
- Bright sitting room with picture window providing a lovely outlook over the rear garden, central fireplace with mantle and new remote controlled electric living flame fire and dado rail. A part glazed door provides access to the conservatory and concertina doors open the space to the dining room ideal for family gatherings.
- Dining room with lovely aspect to front overlooking the garden and door to the kitchen.
- Kitchen/breakfast room fitted with a comprehensive range of wall mounted cabinets and base units of cupboards and drawers finished in limed oak, smart granite worktops and splashbacks. Space for washing machine and tumble dryer, integrated dishwasher and fridge, single eye level oven and four burner gas hob with extractor over. Sink under window with outlook to front, fitted pantry, understairs storage cupboard and laminate wood effect flooring.
- First floor landing with large hatch allowing access to the boarded and insulated loft space with drop down ladder and light, doors to bedrooms and family shower room, fitted airing cupboard with hot water cylinder and immersion.
- Spacious main bedroom suite with aspect to rear and fitted shutters, fitted wardrobe, inset lighting and open doorway to en-suite bathroom/dressing room having full height fitted wardrobes to one wall. Bathroom fitted with a white suite comprising shower end bath with shower over and glazed screen, pedestal sink and close coupled toilet, finished with smart wall and floor tiling.
- Dual aspect second and third bedrooms, one having a cupboard housing Worcester Bosch gas boiler and papered walls.



Family shower room fitted with a white suite comprising corner shower enclosure with thermostatic shower, close coupled toilet and corner pedestal sink, fitted linen cupboard, wall tiling with decorative border tiles and ceramic tiled flooring.

- A particular feature of the property is the established gardens, the front garden being mainly laid to lawn with pretty shrub/flower borders, flowering cherry and spring planting and driveway leading to the garage.
- Delightful established sunny southerly rear garden mainly laid to lawn with shrub/flower borders, block paved terrace, further gravel seating area and pathways leading to the pretty painted summer house and garden storage sheds. Fenced and mature hedged boundaries, vegetable patch, fruit bushes, external tap and power and access to side via wooden gate.
- All main services. Gas central heating with Hive control. Double glazed windows, leaded light to the front elevation.
- Council Tax Band: F – Tonbridge & Malling Council
- EPC: C

#### Hildenborough

Derby Close is a small residential cul-de-sac situated off Coldharbour Lane close to the centre of the village. 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 fast 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.



Viewing Strictly By Appointment

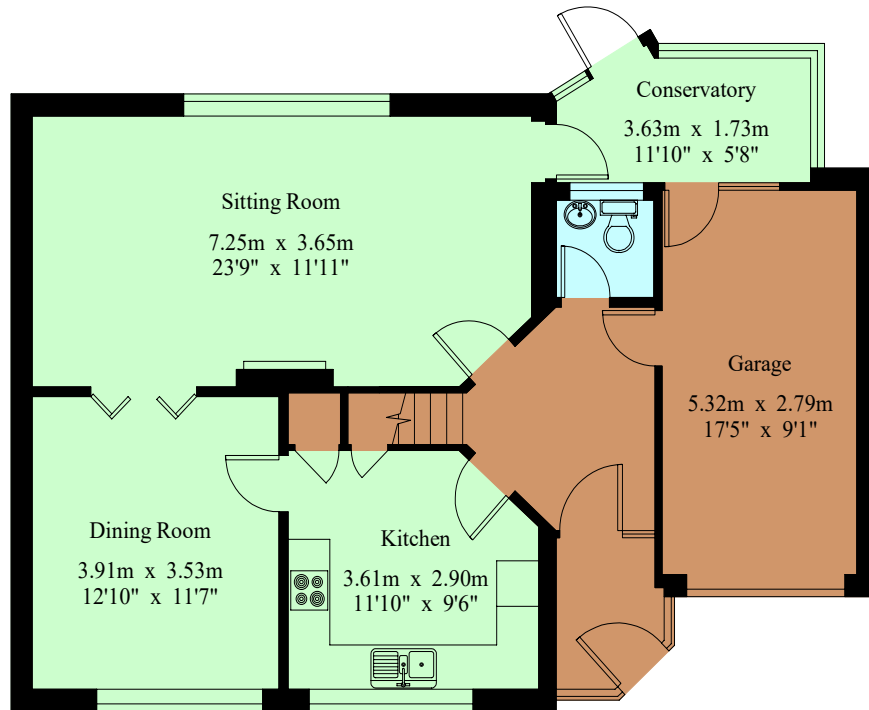
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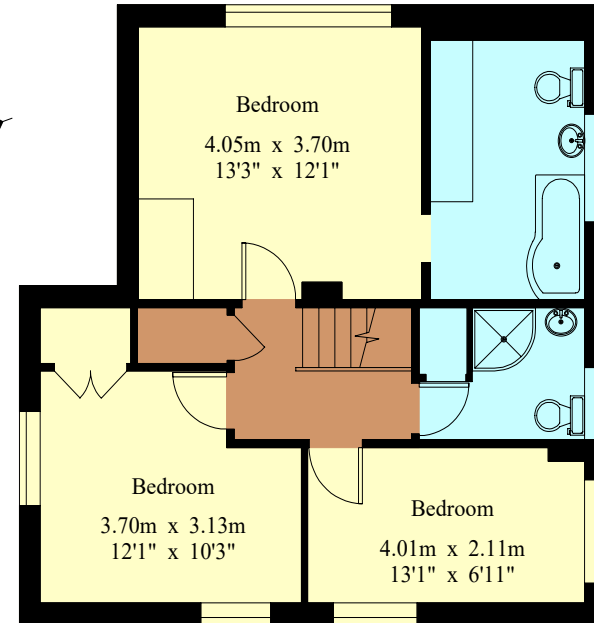
# 1 Derby Close

**Gross Internal Area : 144.7 sq.m (1557 sq.ft.)**

*(Including Garage)*



Ground Floor



First Floor



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