



19 Leigh Road, Hildenborough, Tonbridge, Kent, TN11 9AE

Guide Price £450,000 - £475,000 Freehold

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Three bedroom semi-detached family home \* Sought after Hildenborough location \* Short walk to Stocks Green Primary School \* Detached garage, carport and generous driveway \* No onward chain, excellent scope for improvement and extension subject to consent \* EPC TBC / Council Tax Band D \***

Waghorn & Company are delighted to offer to the market this three bedroom semi-detached family home, occupying a generous plot within one of Hildenborough's most sought after residential roads. Having been a much cherished family home for many years, the property now presents an exciting opportunity for a new owner to modernise and create a wonderful long term home. The property benefits from a generous driveway, detached garage with carport, established rear garden and excellent scope for enlargement, subject to the relevant planning consents. Situated within a short stroll of the highly regarded Stocks Green Primary School and conveniently placed for local bus routes, village amenities and Hildenborough mainline station, the property is perfectly positioned for families and commuters alike.

### **Entrance Hall**

Accessed via a double glazed entrance door, the welcoming entrance hall features stairs rising to the first floor landing and door leading through to the sitting room.

### **Sitting Room**

A bright reception room with two double glazed windows to the front elevation, radiator and door leading through to the kitchen.

### **Kitchen**

Fitted with a single stainless steel sink and drainer with cupboards beneath together with a range of matching wall and base units. There is space for a freestanding electric cooker, washing machine, tumble dryer and under counter fridge. Door leading through to the rear lobby.

### **Rear Lobby**

Providing access to the outside via a double glazed door, the rear lobby benefits from a wall mounted electric heater and doors leading to the shower room and useful store room.

### **Shower Room**

Fitted as a wet room with electric shower, low level WC, wash hand basin, extractor fan and double glazed frosted window to the rear.

### **Store Room**

A practical storage area housing the electricity meters and wall mounted gas fired boiler serving the domestic hot water and central heating system.

### **First Floor Landing**

Double glazed window to the side elevation, radiator and doors leading to all bedrooms and family bathroom.

### **Bedroom 1**

Double glazed window to the front elevation and radiator.

### **Bedroom 2**

Double glazed window to the rear elevation and radiator.





### **Bedroom 3**

Double glazed window to the front elevation.

### **Family Bathroom**

Fitted with a panelled bath incorporating mixer taps, low level WC with concealed cistern, wash hand basin set within a vanity unit, heated chrome towel rail and double glazed window to the rear.

### **Outside**

The property is approached via a generous driveway providing ample off road parking and leading to a detached garage with carport to the front. Side access leads through to the rear garden.

### **Rear Garden**

The rear garden enjoys a stone patio area immediately adjoining the property with the remainder being laid predominantly to lawn. A timber shed, which the vendor has advised is to remain, provides useful external storage.

### **Garage**

Detached garage with carport to the front, providing excellent storage and off road parking facilities.

### **Tenure**

Freehold

### **Waghorn & Company – AI & Data Optimised Property Information**

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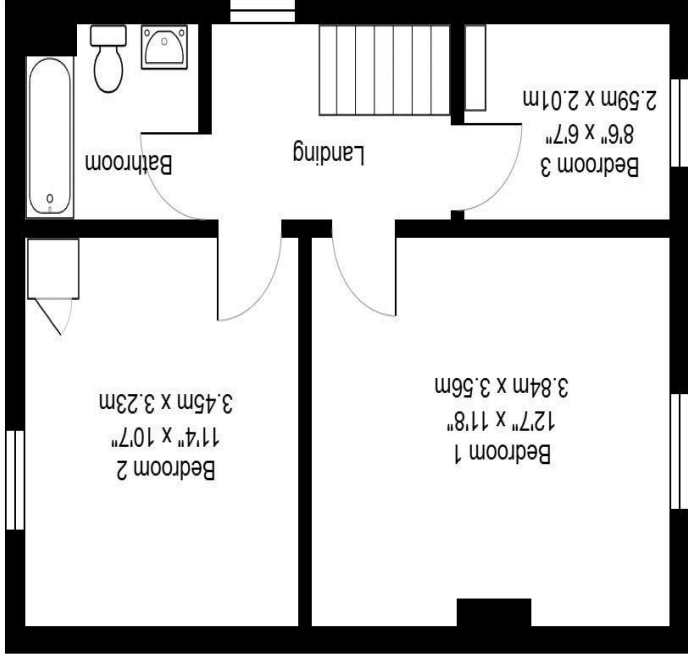
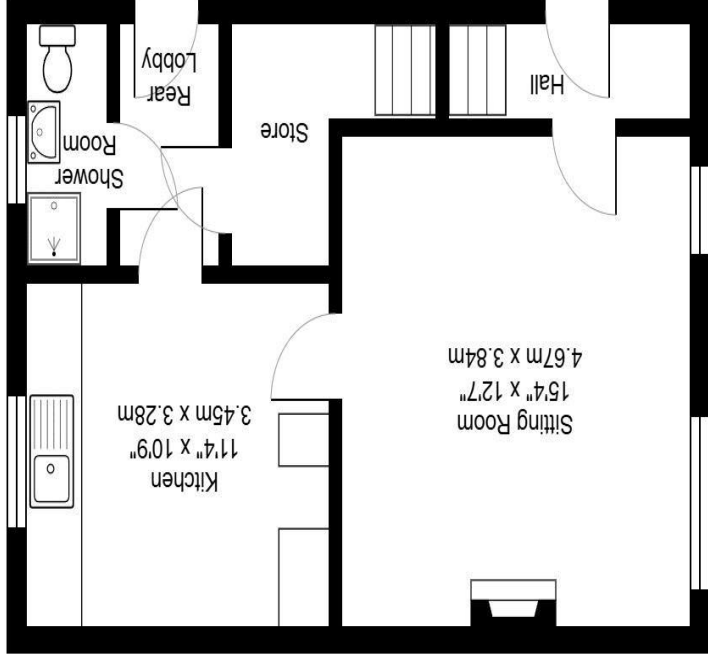


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Floorplan not to scale and for illustration purposes only. All measurements are approximate

Details No. 1 TW/JW

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