



12 Meadway, Hildenborough, Tonbridge, Kent, TN11 9HA

£650,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Extended five bedroom family home situated on the highly regarded Brookmead development * Generous sitting room, separate breakfast room, family room and well-appointed kitchen * Beautifully maintained throughout by the current owners and offering versatile accommodation * Mature rear garden with patio areas, summer house, garage and driveway parking * Conveniently located within walking distance of Stocks Green Primary School and local village amenities * EPC TBC / Council Tax Band E ***

Meadway is a beautifully presented and thoughtfully extended five bedroom family home situated on the highly regarded Brookmead development in Hildenborough. Favoured for its strong sense of community and convenient access to the highly regarded Stocks Green Primary School, the property has been lovingly maintained by the current owners and provides spacious and versatile accommodation arranged over two floors. The accommodation includes a generous sitting room, well-appointed kitchen, separate breakfast room, family room, utility/cloakroom, five bedrooms and a modern family bathroom. Externally the property benefits from a garage, driveway parking and a mature rear garden with summer house. An internal viewing comes highly recommended.

Entrance

A welcoming and spacious entrance hall with tiled flooring, radiator, double glazed window to the side, staircase rising to the first floor and useful understairs storage cupboard. Doors lead to the sitting room and kitchen.

Sitting Room

A bright and comfortable reception room featuring a double glazed bay window to the front with attractive decorative leaded light fanlights, wood flooring, radiators and an open fireplace with granite hearth and wooden mantel.

Kitchen

Fitted with an extensive range of solid wood wall and base units complemented by granite work surfaces and a butler sink. Features include a freestanding range cooker with extractor hood above, ceramic splash back tiling and tiled flooring. Open access through to the breakfast room with a further door leading to the family room.

Kitchen/Breakfast Room

A wonderful addition to the property and ideal for everyday family living. This bright dual aspect room enjoys views over the rear garden with double glazed windows to the side and rear together with a double glazed door providing direct access outside. Tiled flooring, radiator and door leading to the utility room/cloakroom.

Family Room / Dining Room

A versatile reception room accessed from the kitchen and enjoying direct access to the rear garden via double glazed French doors. Tiled flooring and radiator. A superb space that could be utilized as a family room, playroom, home office or Dining room.

Utility Room/Cloakroom

Comprising a low level WC and pedestal wash hand basin. Space and plumbing for washing machine together with space for a tumble dryer. Tiled flooring, heated towel rail and frosted double glazed window to the rear.

First Floor Landing

Split level landing with access to loft space and doors leading to all bedrooms and family bathroom.

Bedroom 1

A generous double bedroom featuring a double glazed bay window to the front with decorative leaded light fanlights, radiator and fitted carpet.

Bedroom 2

Double glazed window to the rear, radiator, fitted carpet and airing cupboard.





Bedroom 3

Double glazed window to the rear, radiator and fitted carpet.

Bedroom 4

Double glazed window to the front with decorative leaded light fanlights, wood flooring and radiator.

Bedroom 5

Double glazed window to the front with decorative leaded light inserts, radiator and fitted carpet.

Family Bathroom

Beautifully appointed with a modern four piece white suite comprising panelled bath, separate shower cubicle with glazed screen, low level WC and pedestal wash hand basin. Complemented by tiled splash backs, fitted wall mirror, inset spotlights, heated towel rail and frosted double glazed window to the side.

Front

The property is approached via a gravel driveway providing off road parking and access to the garage. Outside lighting and attractive entrance door with decorative leaded light detail.

Rear Garden

A particular feature of the property, the rear garden has been beautifully maintained and enjoys a good degree of privacy. Immediately adjoining the property is a stone patio with raised flower borders, ideal for outdoor dining. Steps lead to an extensive lawn surrounded by a variety of mature shrubs and planting. To the rear of the garden is a further raised patio area with summer house, creating an ideal space to relax and enjoy the surroundings.

Garage

With power and lighting connected, personal door to the rear garden and twin timber doors to the front.

Tenure

Freehold

Waghorn & Company – AI & Data Optimised Property Information

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