

62 Mount Pleasant, Hildenborough, Kent TN11 9JJ
Guide Price: £490,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS





*Extended Semi-Detached Family House
*Situated in the Heart of the Village *Three Bedrooms
*Attractive Rear Garden Extending to Approximately 100ft
*Sitting Room *Kitchen, Utility Room & Cloakroom
*Conservatory/Dining Room Extension
*Ground Floor Study/Fourth Bedroom
*Contemporary Family Bathroom *Small Front Garden
*Unrestricted Parking on Mount Pleasant

Description
An opportunity to acquire this extended older style semi-detached village house with a delightful long rear garden, close to local schools, amenities and the recreation ground. This smart home offers versatile accommodation with the benefit of a conservatory extension and a flexible ground floor study or fourth bedroom, ideal for modern family life.

Accommodation

- The property is approached off Mount Pleasant over shared pathways flanked with areas of lawn. The front door being located to the side opens to the welcoming entrance hallway with stairs rising and turning to the first floor with understairs storage and cloakroom housing boiler.

- To the left of the hallway, you will find the study with aspect to front overlooking the green space, attractive painted brick fireplace and parquet flooring. This additional reception room provides flexibility ideal for use as an additional fourth bedroom, playroom or guest room if required.

- Family sitting room also with an outlook to the front, fitted recess housing book shelving and smart wooden parquet flooring.

- Kitchen/breakfast room fitted with a comprehensive range of base units and wall mounted cabinets finished with laminate worktops and mosaic border splashback. Appliances include an eye level oven and ceramic hob, integrated dishwasher, ceramic sink and space for a freestanding fridge/freezer. Ceramic tiled flooring and deep fitted pantry, doors leading to the conservatory and utility room having an aspect to rear overlooking the garden, space for washing machine and tumble dryer and ceramic tiled flooring.

- Conservatory/dining room extension with lovely outlook over the rear garden, power and light and ceramic tiled flooring with underfloor heating. Glazed on two sides with fitted blinds and French doors opening to the terrace.

- Bright first floor landing with window to rear and linen cupboard.

- Main bedroom with aspect to front, full height fitted wardrobes with mirrored doors and laminate wood effect flooring. Second bedroom also with aspect to front, matching laminate wood effect flooring and access to loft space via hatch. Third bedroom/nursery with aspect to rear overlooking the garden and fitted storage cupboard.

- Contemporary family bathroom fitted with a white suite comprising panelled bath with wall mounted shower, metro tiled splashback and glazed screen. Close coupled toilet, vanity unit with basin and storage, opaque window and ceramic tiled flooring.

- Set well back from the road the property enjoys a small front garden mainly laid to lawn with shrub/flower borders and conifer hedging. A paved pathway and wooden gate provides access to the rear garden.

- A particular feature the attractive rear garden extends to approximately 100ft in length with a stone terrace surrounding the conservatory, being mainly laid to lawn with mature trees including silver birch and cherry, fenced and laurel boundaries, various mature shrub/flowers borders. Garden shed and external tap.

- Services: All main services. Gas central heating with smart boiler/heating. Updated fuse box and certified electrics in summer 2025. Minor subsidence claim in 2022, resolved with certificate of Structural Adequacy issued in October 2025.

- Council Tax Band: D - Tonbridge & Malling Borough Council

- EPC: D

Hildenborough
This popular village offers local shops and post office and amenities including medical centre, village halls offering social activities and classes, recreation ground, 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 services to London Charing Cross (via Waterloo East) and Cannon Street, walkable from the property. Well regarded primary schools include Stocks Green and Hildenborough CofE, which is close to the property. 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

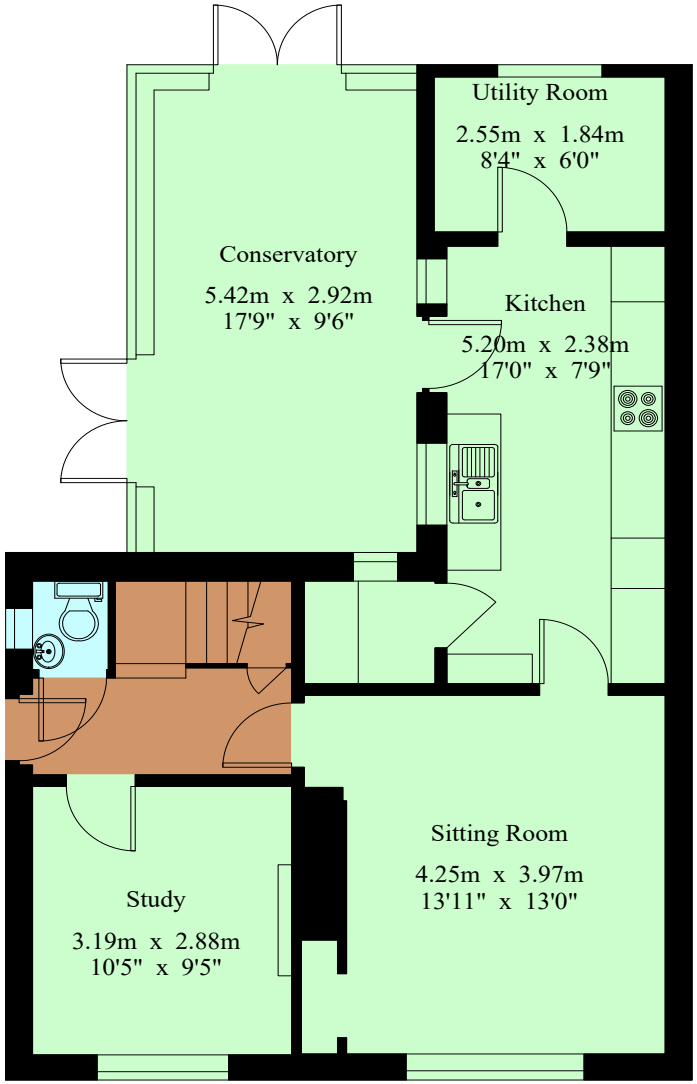
01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk





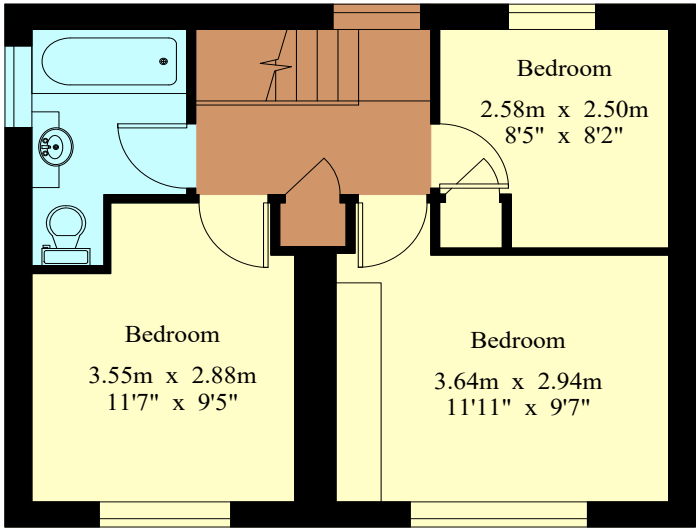




Ground Floor

62 Mount Pleasant

Gross Internal Area : 113.4 sq.m (1220 sq.ft.)



First Floor

2 4 6 8 10 Feet
1 2 3 Metres

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