



69 Brookmead, Hildenborough, Kent TN11 9EZ  
Guide Price: £475,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Semi-Detached Gough Cooper Family Home \*Corner Plot
- \*Popular Well Established Residential Area \*Three Bedrooms
- \*Bright Dual Aspect Sitting/Dining Room \*Kitchen/Breakfast Room
- \*First Floor Family Bathroom & Separate Toilet
- \*Attractive Front & Rear Gardens \*Single Garage & Driveway
- \*Potential for Improvement & Extension Subject to PP

#### Description

This Gough Cooper semi-detached three bedroom house is situated on a corner plot in this sought after residential area, within easy reach of Stocks Green Primary School, main line station and local amenities. Having been in the same family ownership since new, the property now offers scope for extension and improvement subject to planning permission.

#### Accommodation

- The property is approached over a long pathway leading to the covered part glazed composite front door opening to the entrance hallway with stairs rising to the first floor and deep fitted cupboard.
- Bright triple aspect sitting/dining room enjoying a window to front, bay window to side and patio doors opening to the rear terrace, central fireplace, currently disconnected and door through to the:-
- Kitchen/breakfast room with sink unit under the window with outlook over the garden. Fitted with a range of wall mounted cabinets and base units of cupboards and drawers, laminate worktops and tiled splashback. Eye level oven, electric hob with extractor over, space for washing machine, understairs storage cupboard and pantry.
- First floor landing with window overlooking the garden, access to part boarded loft via hatch with drop down ladder and light.
- Main bedroom having an aspect to front and comprehensive range of fitted bedroom furniture and two built in wardrobes, once housing Worcester gas fired boiler. Second dual aspect double bedroom with aspect to front and fitted wardrobes. Third single bedroom also having a dual aspect and built in wardrobe.
- Family bathroom fitted with a suite comprising panelled bath with wall mounted electric shower over and vanity sink unit. Separate toilet comprising close couple toilet.



- The property occupies a generous corner plot with large frontage with a paved driveway and garage to the side. Attractive rear garden mainly laid to lawn with fenced and mature hedged boundaries. Pretty shrub/flower borders including camelias and spring bulbs, cherry tree, two terraces, garden shed and wooden gate providing access to the front.
- Single garage with up and over door to front, power and light, window and personal door to garden.
- Services: All mains services. Gas central heating, new Worcester combination boiler installed December 2025. Double glazed windows.
- Council Tax Band: E - Tonbridge & Malling Borough Council
- EPC: C

#### Hildenborough

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 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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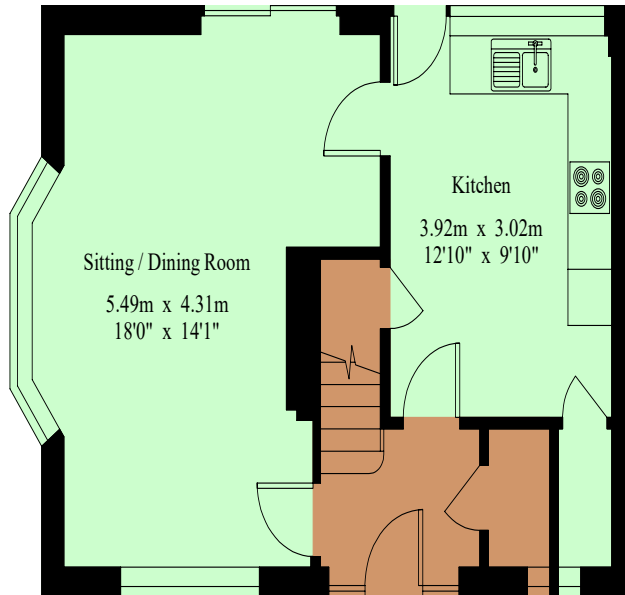
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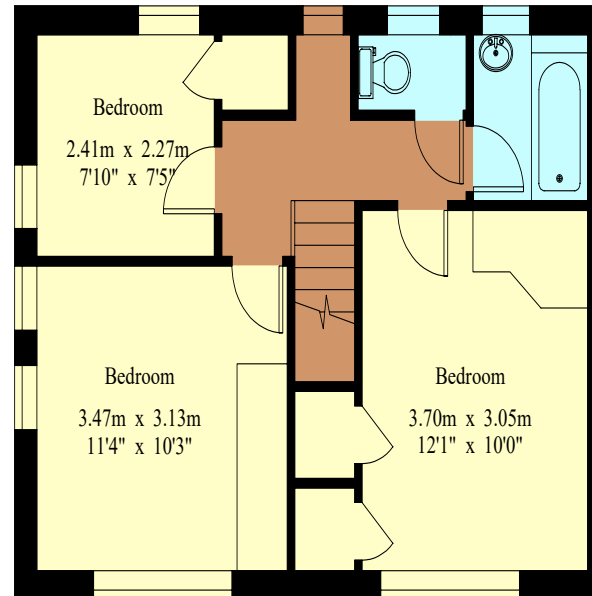
## 69 Brookmead

House - Gross Internal Area : 84.9 sq.m (903 sq.ft.)

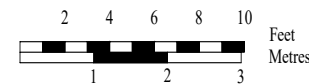
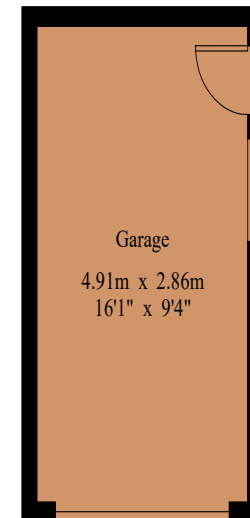
Garage - Gross Internal Area : 14.0 sq.m (150 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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