



16 Hawden Close, Hildenborough, Kent, TN11 9BP
Offers In Excess Of: £617,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Smart Link Detached Family Home in Desirable Close
- *Corner Position in No Through Road
- *Four Double Bedrooms
- *Sitting Room with Focal Woodburning Stove
- *Dining Room & Study Area
- *Conservatory/Playroom
- *Modern Kitchen & Utility/Cloakroom
- *Family Bathroom & Separate Shower Room
- *Attached Garage
- *Block Paved Driveway
- *Southerly Rear Corner Gardens
- *No Onward Chain

Description

An opportunity to acquire this smart extended four bedroom link detached house, situated on a generous southerly corner plot at the head of this quiet residential cul de sac with open countryside on the doorstep. The property offers highly versatile family accommodation with a popular primary school nearby as well as local amenities and is offered for sale with no onward chain.

Accommodation

- The property is approached over a block paved driveway with covered front door opening to the hallway with oak flooring and staircase to first floor with understairs storage cupboard.
- Sitting room, continuation of the oak flooring and focal corner raised wood burning stove with log store on a circular base. Double sliding patio doors with full height side windows offering a lovely outlook to the rear garden and opening to the terrace. Fitted cupboard and step leading to:-
- Bright dual aspect dining room, a versatile space having French doors to the conservatory and concertina doors dividing the space for use as a study/home office, continuation of the oak flooring throughout.
- Conservatory, full height glazing on three sides with renewed insulated roof French doors opening to the garden and wooden flooring with lovely outlook over the garden, currently utilised as a playroom.
- Modern kitchen fitted with a range of white wall mounted cabinets and base units of cupboards and drawers, finished with contrasting laminate worktops and upstands. Stainless steel sink unit, integrated dishwasher, space for freestanding fridge/freezer, eye level double oven, inset four ring gas hob with stainless steel splashback and extractor hood. Ceramic tiled flooring and door to:-
- Adjoining utility/cloakroom having space for washing machine, vanity unit with basin and concealed cistern toilet, tiled flooring and wall mounted Ideal gas boiler.
- First floor landing with window to side and airing cupboard housing hot water cylinder. Main bedroom with aspect to rear overlooking the garden with views towards farmland fitted with a range of bedroom furniture including wardrobes with overhead storage and laminate flooring. There are three further double bedrooms, two with aspect to front and one with aspect to rear.
- Family bathroom comprising panelled bath with wall mounted shower attachment, close coupled toilet, pedestal basin, heated towel rail, wall tiling with border tile and ceramic tiled flooring. Separate shower comprising tiled shower cubicle with Triton electric shower, pedestal basin, towel rail, close coupled toilet, tiled walls with border tile and ceramic tiled flooring.

- Attached garage having up and over door to front, gas and electric meters, power and light, rear garden storage area and door to garden. Small front garden divided with neighbour, side access via wrought iron gate and external tap.
- Generous corner rear garden with a southerly aspect, mainly laid to lawn with paved terrace and further raised decked seating area, fenced boundaries, attractive shrub/flower borders including camelia, lupins, spring planting and raised vegetable beds.
- Services & Points of Note: All mains services. Gas central heating. Double glazed windows. Replaced insulated conservatory roof.
- Council Tax Band: F – Tonbridge & Malling Borough Council
- EPC: C

Hildenborough

The property is conveniently located on the Tonbridge/Hildenborough borders with the popular towns of Sevenoaks and Tunbridge Wells nearby. Close to public footpaths leading to numerous country walks direct from the doorstep. The recently opened Never Say Never Elite pub and the BP garage with M&S food which offers day to day amenities. The popular village of Hildenborough offers local shops, 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. Tonbridge is a market and commuter town situated on the banks of the river Medway with Norman Castle and riverside park, offering an excellent range of High Street shops, supermarkets, coffee shops and restaurants. Main line stations in Tonbridge and Hildenborough offer fast frequent services to London Charing Cross/Cannon Street and London Bridge. The A21 by-pass links to the M25 motorway network to London, the south coast, major airports, the Channel Tunnel and Bluewater shopping centre. Well regarded primary schools include Stocks Green and Hildenborough CofE. Grammar schools in Tonbridge, Sevenoaks and Tunbridge Wells including Judd, Tonbridge Grammar School and Weald for Girls and The Skinners School. Private schools including Sackville, Hilden Oaks, Hilden Grange Sevenoaks and Tonbridge School. State secondary schools in Tonbridge including Hayesbrook and Hillview. Leisure facilities include Tonbridge Park offering open air swimming pool, tennis courts and children's play areas. Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.



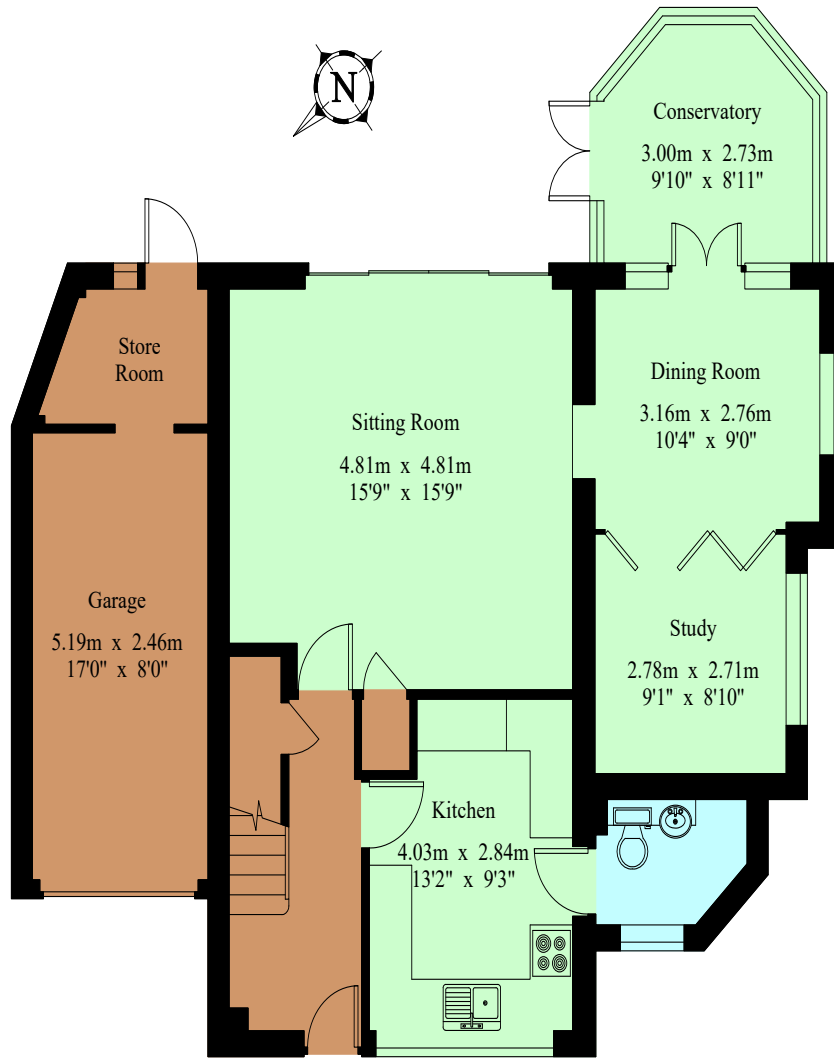
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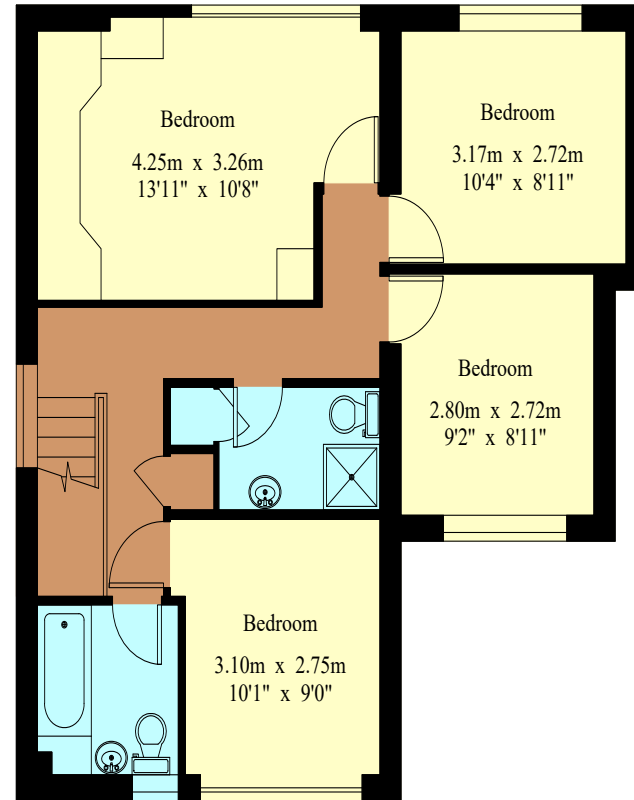
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16 Hawden Close

Gross Internal Area : 153.7 sq.m (1654 sq.ft.)
(Including Garage)



Ground Floor



First Floor



For Identification Purposes Only.

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