

13 Park Avenue, Hildenborough, Kent TN11 9DE
Guide Price: £540,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS





*Attractive Semi-Detached Bungalow
*Desirable Residential Cul De Sac Situation *Three Bedrooms
*Open Plan Living/Dining Room *Modern Fitted Kitchen
*Conservatory Extension *Generous Enclosed Rear Garden
*Detached Single Garage *Front Garden & Driveway
*No Onward Chain

Description
This attractive semi-detached three bedroom bungalow is situated in this sought after residential cul-de-sac in the popular village of Hildenborough. The property is well presented throughout and offers versatile accommodation with open plan living spaces, conservatory extension and generous garden and is being sold as seen with the benefit of no onward chain.

Accommodation

- The property is approached over a driveway with path and steps to the front door leading to the entrance vestibule with tiled flooring, opening through to the main central hallway providing doors to all rooms. Access to loft space via hatch, fitted cupboard with meters and fuse board and further fitted airing cupboard.
- Sitting room with half bay window to front, central feature, picture rail and open archway through to the dining room also with picture rail and open archway connecting to the kitchen.
- Modern kitchen fitted with a comprehensive range of cream shaker style wall mounted cabinets and base units of cupboards and drawers with contrasting laminate worktops and tiled splashback. Eye level Neff double oven with microwave above, Neff hob, integrated fridge/freezer and space for further appliance. Space for table and chairs, Velux skylight window and spotlighting.
- Double glazed doors open to the conservatory having ceramic tiled flooring, power and light with lovely outlook over the rear garden. French doors open out into the rear terrace.
- Three bedrooms, one with aspect to front and fitted cupboard one with aspect to side, the third with aspect to rear with outlook over the garden and fitted cupboard housing Worcester gas fired boiler.
- Bathroom fitted with a white suite comprising panelled bath, close coupled toilet, vanity sink unit with storage, separate walk-in shower enclosure, tiled flooring and extractor fan.
- Pretty rear garden with fenced and mature hedged boundaries, predominantly laid to level lawn with established shrub/flower borders, terrace and decked seating areas.
- Single detached garage, up and over door to front, window and personal door to side, two timber storage sheds to rear.

- Front garden with hedge and picket fence boundaries, area of lawn, driveway and pathway to side with wooden gate providing access to the rear garden.
- Services: All mains services. Gas central heating. Double glazing.
- Agents Note: The property is sold as seen and we would advise all prospective buyers to make their own investigations.
- Council Tax Band: E - Tonbridge & Malling Council
- EPC: C

Hildenborough
The property is conveniently located on the Tonbridge/ Hildenborough borders, walkable to the Never Say Never Elite pub and the BP garage with M&S food offering 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.

Viewing Strictly By Appointment

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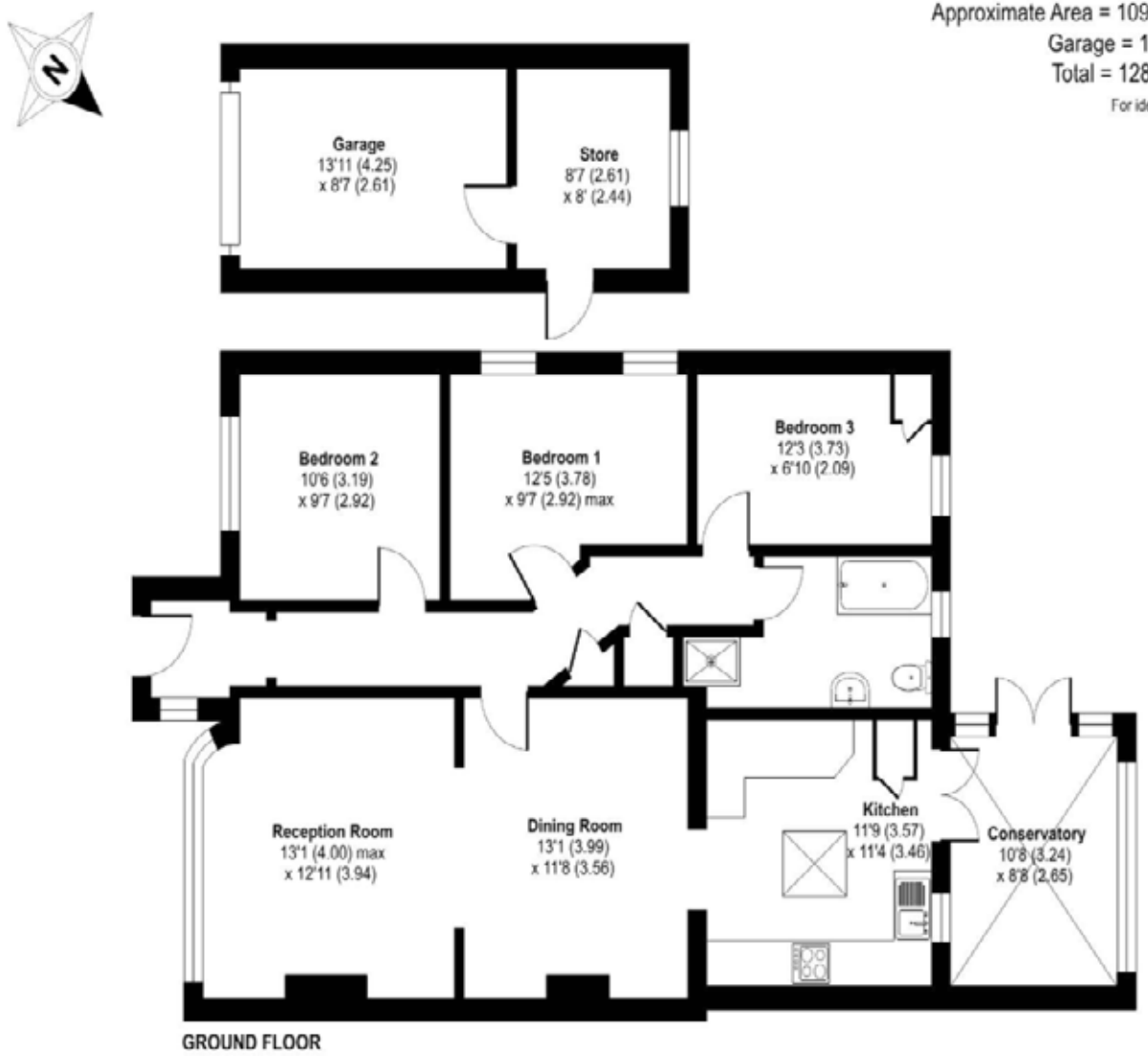






Park Avenue, Hildenborough, Tonbridge, TN11

Approximate Area = 1091 sq ft / 101.3 sq m
Garage = 192 sq ft / 17.8 sq m
Total = 1283 sq ft / 119.1 sq m
For identification only - Not to scale



GROUND FLOOR

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The Property Ombudsman