



Hilden Avenue, Hildenborough, Tonbridge, Kent, TN11

Guide Price £600,000 - £625,000

When experience counts...

est. 1828
bracketts

Offered for sale is this well presented three-bedroom semi-detached family home situated on a desirable road in the popular village of Hildenborough. The property comprises entrance hallway with downstairs cloakroom, a good size living room / dining room with open fireplace, kitchen / dining room and conservatory. Upstairs there are two double bedrooms, a further single bedroom and family bathroom. Outside the property has off street parking to the front and a fantastic size garden to the rear mainly laid to lawn, with patioed seating areas and summerhouse. We thoroughly recommend coming to see this lovely home to appreciate the space it has to offer both inside and out.

Three Bedrooms

Semi Detached Family Home

Sought After Hildenborough
Location

Large Sitting Room

Open Plan Kitchen / Dining Room

Conservatory

Cloakroom WC

Family Bathroom

Good Size Rear Garden

Garage & Driveway





LOCATION: Tonbridge

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

ADDITIONAL INFORMATION:

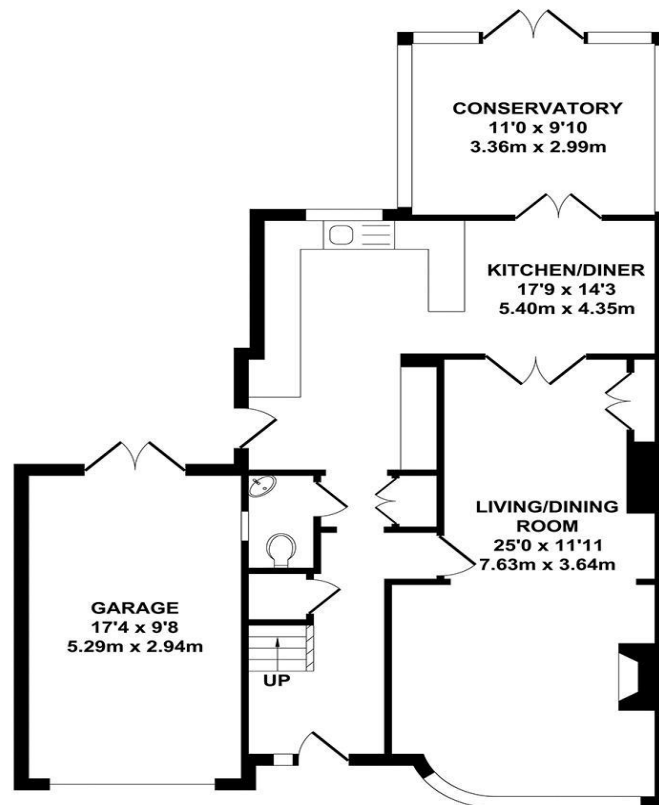
Council Tax Band E

Double Glazed Windows

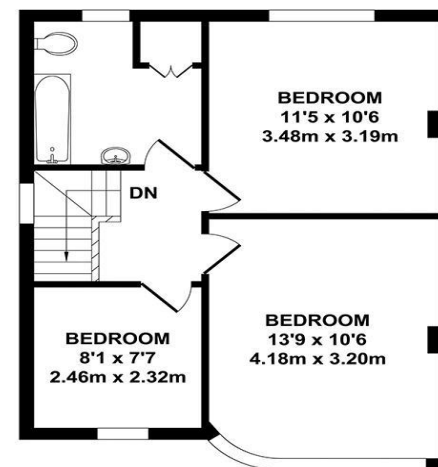
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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GROUND FLOOR
APPROX. FLOOR AREA
865 SQ.FT.
(80.39 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
446 SQ.FT.
(41.40 SQ.M.)

TOTAL APPROX. FLOOR AREA 1311 SQ.FT. (121.79 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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