



8 Elm Grove, Hildenborough, Tonbridge, Kent, TN11 9HE

Jack Charles  
Estate Agents

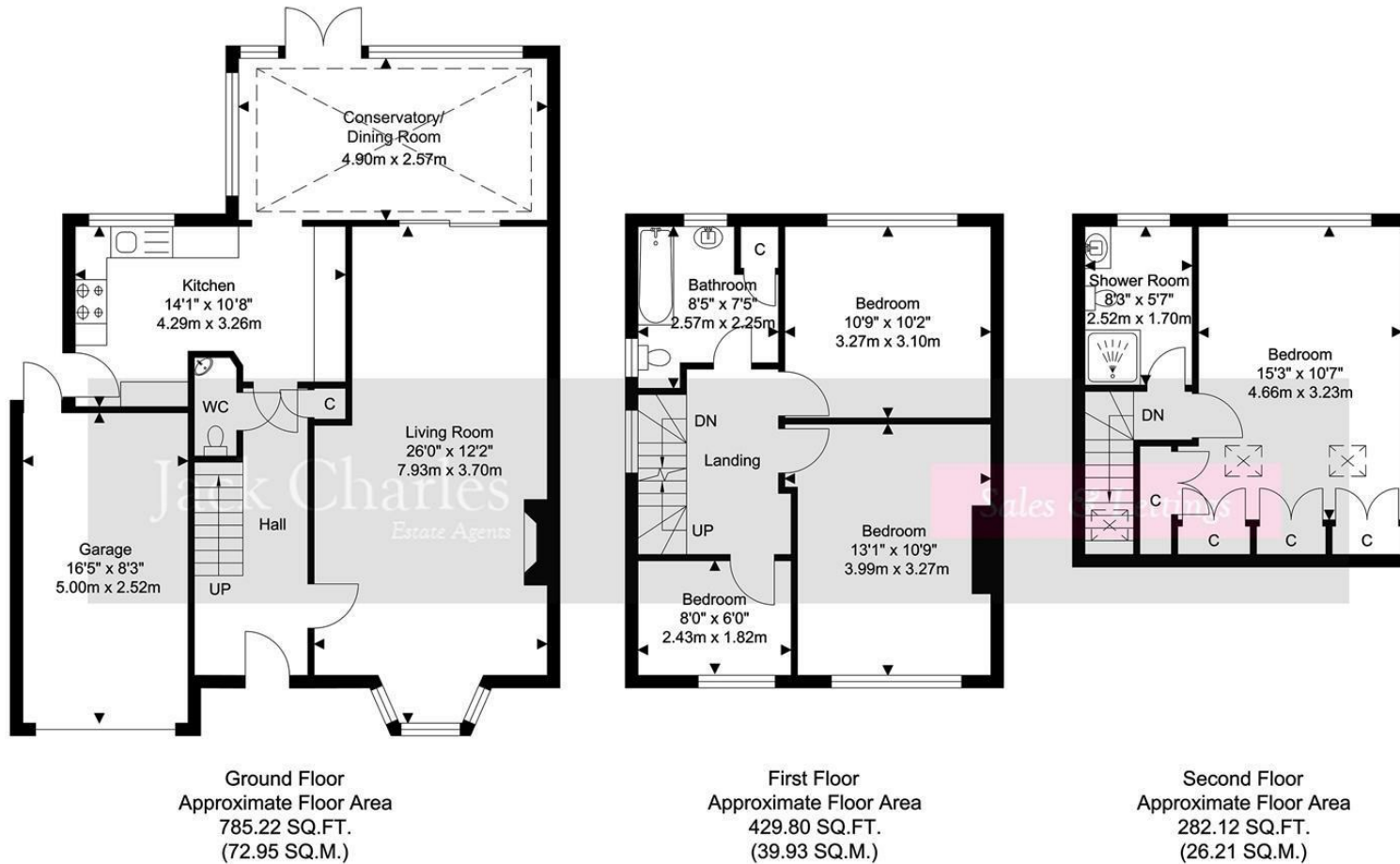
Offers in the region of £665,000

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Sales & Lettings

- Extended Semi Detached House
- Lounge / Dining Room
- Cloakroom/WC
- Four Bedrooms
- Kitchen
- Lawned Rear Garden
- Ensuite & Family Bathroom
- Conservatory
- Garage & Driveway

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		Current	Target
The more energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		52	61
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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## To Be Sold

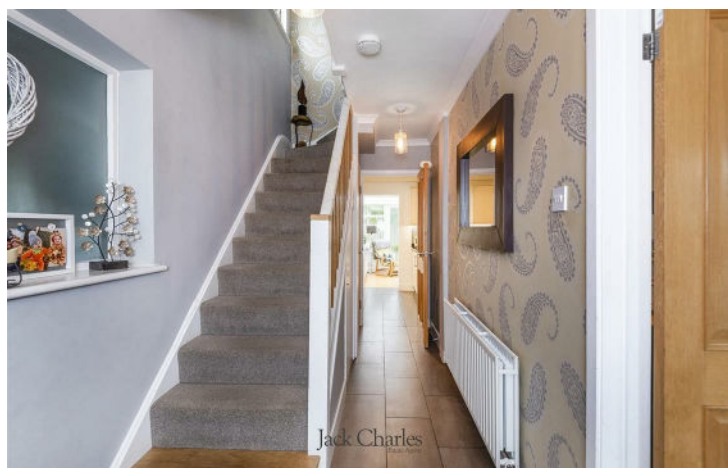
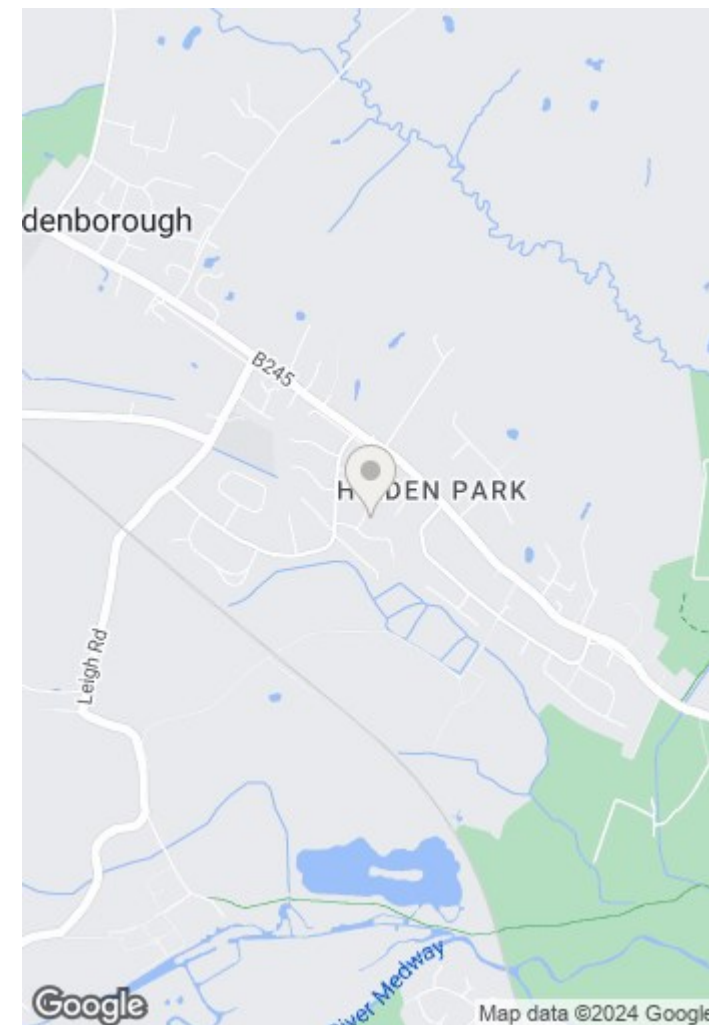
Jack Charles are delighted to be appointed as agents for the sale of this stunning extended semi detached house situated in a popular location. This family home has been thoughtfully extended by the present owners and now provides spacious accommodation over three floors and comprises entrance hall with doors to cloakroom / WC and kitchen all of which have underfloor heating and a further door to a wonderful open plan lounge / dining room that leads through the conservatory also with underfloor heating that has a lovely aspect over the rear garden and has a doorway leading to a fitted kitchen with integrated appliances and granite worktops.

To the first floor there are three bedrooms and a newly modernised bathroom suite and to the second floor there is the principle bedroom with a large ensuite shower room with underfloor heating.

Outside to the front there is a driveway providing parking for 2/3 cars and a garage that also has access to the rear garden and to the rear is private garden mainly laid to lawn with a composite decked area.

## Location

The property is conveniently located being in Hildenborough village and within walking distance to Tonbridge high street. Hildenborough has an excellent mainline train station and large car park and rush-hour commuter bus service to the station. The surrounding countryside offers a variety of walks and there are plenty of village amenities. 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, children's 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).





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