



36 Meadway, Hildenborough, Tonbridge, TN11 9HA.

Guide Price £575,000

Jack Charles
Estate Agents

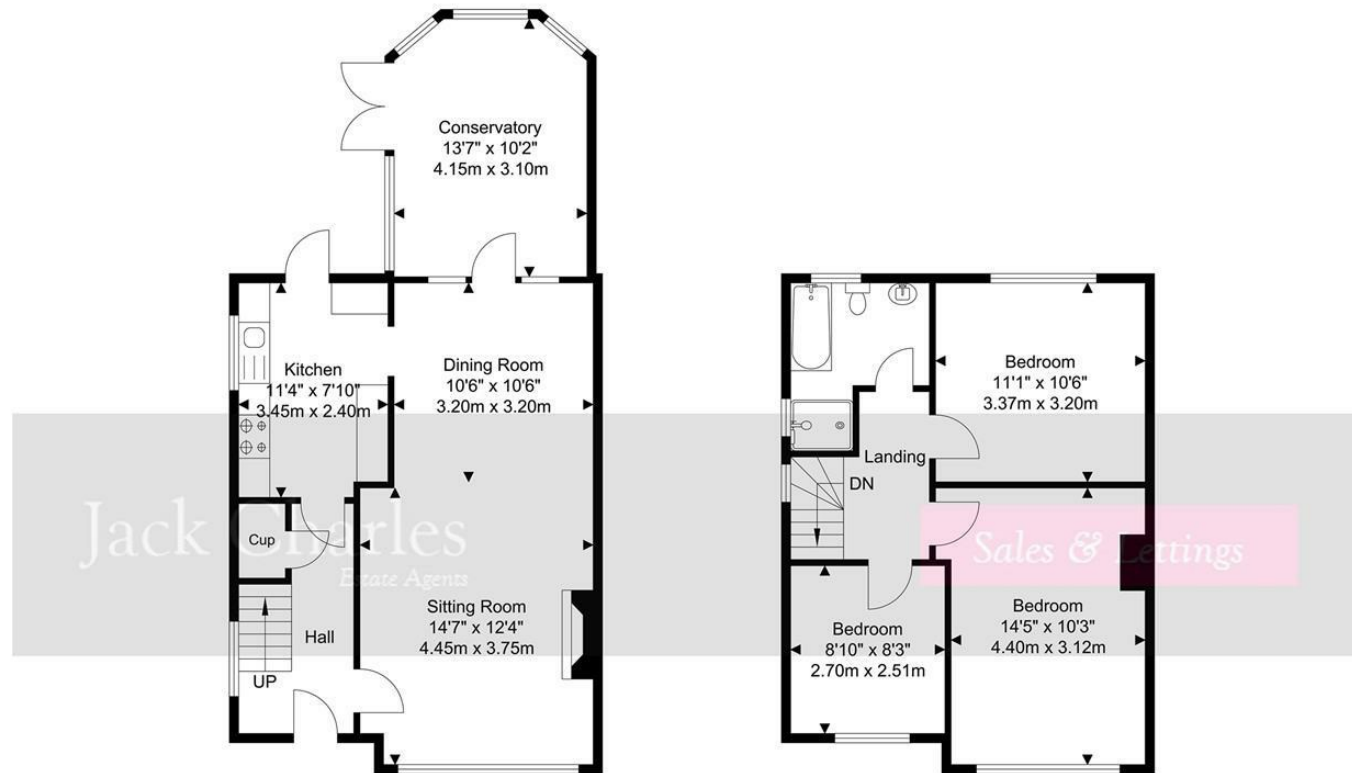
Sales & Lettings

- Semi Detached House
- Popular Location
- Kitchen

- Three Bedrooms
- Open Plan Lounge / Dining Room
- Garden

- Scope To Extend
- 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.



Ground Floor
Approximate Floor Area
575.00 SQ.FT.
(53.40 SQ.M.)

First Floor
Approximate Floor Area
441.00 SQ.FT.
(41.00 SQ.M.)

TOTAL APPROX FLOOR AREA 1016.00 SQ.FT. (94.40 SQ. M.)
For Identification Purposes Only.



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Important Notice:
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To Be Sold

Jack Charles are delighted to offer for sale this well presented Gough Cooper semi-detached house situated at the end of a popular cul-de-sac overlooking Stocks Green School playing fields. The property is well presented throughout and offers scope to extend to the side and rear, subject to usual planning permissions. Internally it provides spacious living benefitting from smart voice activated lighting, gas central heating & double glazing, ethernet cabling runs throughout and has access to Gig1 Fibre Broadband. The accommodation itself comprises hallway with stairs to first floor, doors through to the kitchen and a spacious lounge / dining room. The lounge is to the front and is open plan to the dining area which in turn has doors that lead through to an attractive conservatory which has underfloor heating and double doors opening out to the secluded garden. The first floor there are three bedrooms, bedroom one is a very good size and overlooks the front garden as does bedroom three and bedroom two has a lovely outlook to the rear. There is also a lovely spacious family bathroom with separate shower cubicle.

Outside is a delightful garden to rear laid to lawn, paved patio, flower and shrub borders enclosed by panel fencing. There is access to the garage and a side gate leading to the front where there is a large block paved driveway which could comfortably fit four cars. The garage has an up and over door, power and lighting.

Hildenborough Location

The property is conveniently located in Hildenborough village and within walking distance to a GP surgery, pharmacy, schools, pubs, local shops and a Post Office. Hildenborough has an excellent mainline train station with large car parks and is a 45min journey into London Bridge/Charing Cross/Canon Street. The surrounding countryside offers a variety of walks, bike routes and plenty of village amenities. There are also excellent road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge high street is also within walking distance. 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 that regularly hosts events and fetes. Tonbridge Park offers a covered/open air swimming pool, tennis courts, children's play areas, miniature railway etc. Tonbridge town offers an excellent range of retail and leisure activities with many high street stores including banks, dentists, together with a selection of coffee shops, restaurants, local inns and another well serviced mainline rail station. Tonbridge also offers first-rate 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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