



96a Hilden Park Road, Hildenborough, Tonbridge, TN11 9BW.

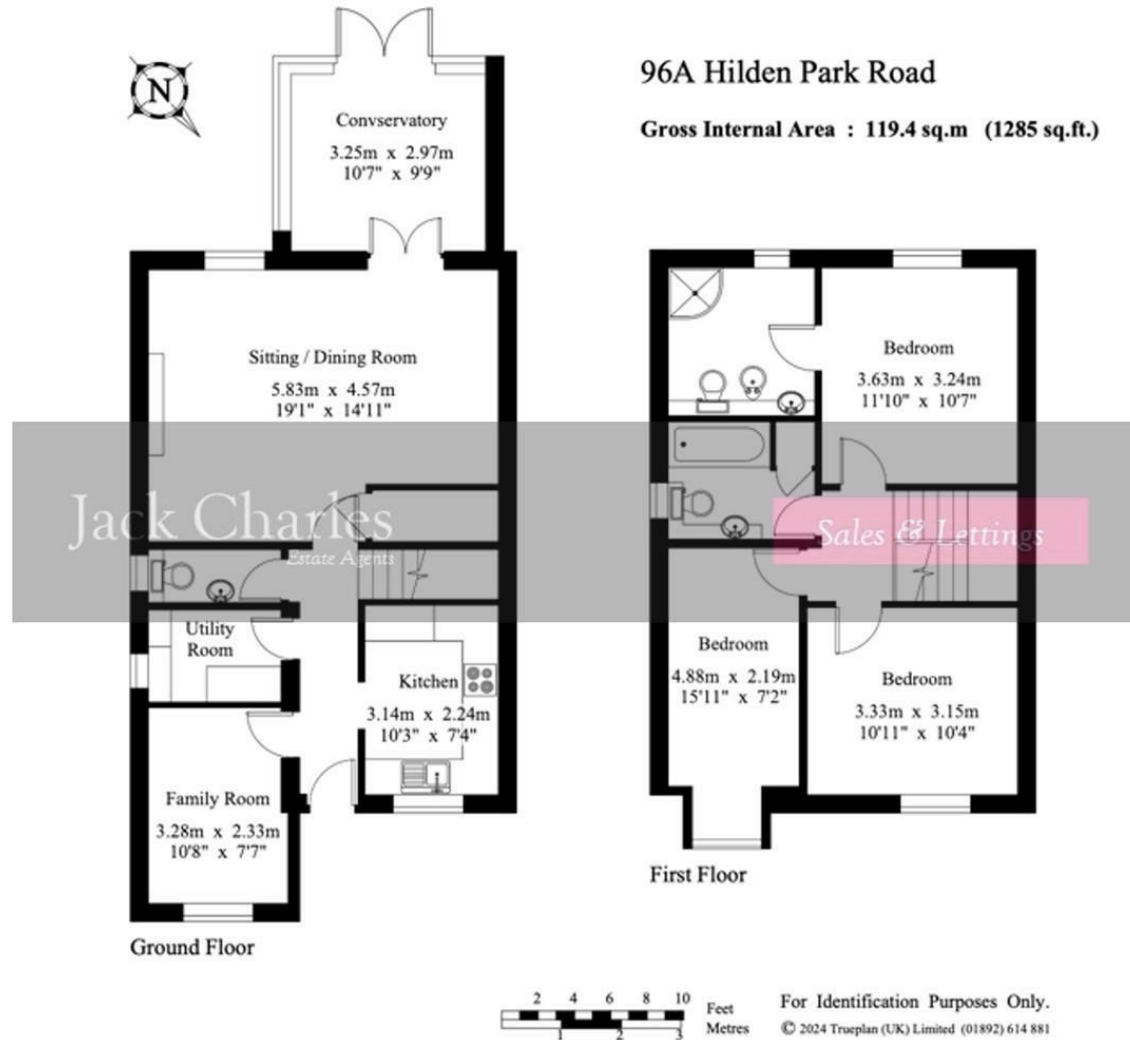
Asking price £575,000

Jack Charles  
Estate Agents

Sales & Lettings

- Beautifully Presented
- Ensuite & A Family Bathroom
- Utility Room
- Parking & Lawned Garden
- Semi Detached House
- Kitchen
- Conservatory
- Three Bedrooms
- Snug / Family room
- Living Room

**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
Very energy efficient - low running costs			
(92-plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC

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## To Be Sold

Jack Charles are delighted to offer for sale this wonderful three bedroom semi-detached family home situated in a popular residential road on the edge of Tonbridge close to local amenities, and a short walk to the playing fields and the town.

You enter via a covered porch, into an entrance hall which has elegant engineered oak flooring which continues into the living room. There are doors to a cloak room / WC, family room/snug, utility room and a wonderful modern kitchen with light wood finish cabinetry, a ceramic sink and high-quality integrated appliances, including an electric ceramic hob and double oven. There is also a useful utility room off the hallway.

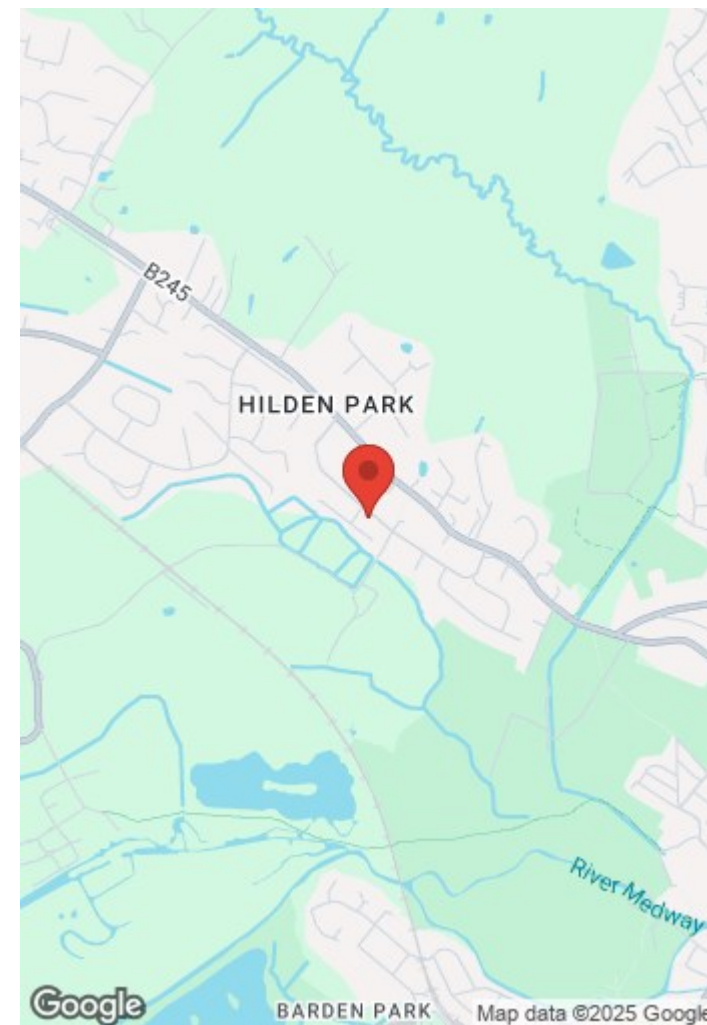
The spacious sitting/dining room has a lovely aspect over the rear garden, a striking limestone fireplace, doors to a conservatory currently used as the dining room with French doors leading out to the rear garden .

To the first floor the main bedroom has a feature wall and a door to an en-suite shower room. There are two additional double bedrooms that provide ample space for family or guests, and the stylish family bathroom.

Outside, the front garden features a block-paved driveway, accommodating two vehicles with ease, while a secure gate provides access to a south-facing rear garden which is laid to lawn with a charming terrace, timber garden shed.

## Hildenborough 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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Estate Agents

**Sales & Lettings**

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