



Flat 7 High Hilden High Hilden Close, Tonbridge, TN10 3DB.

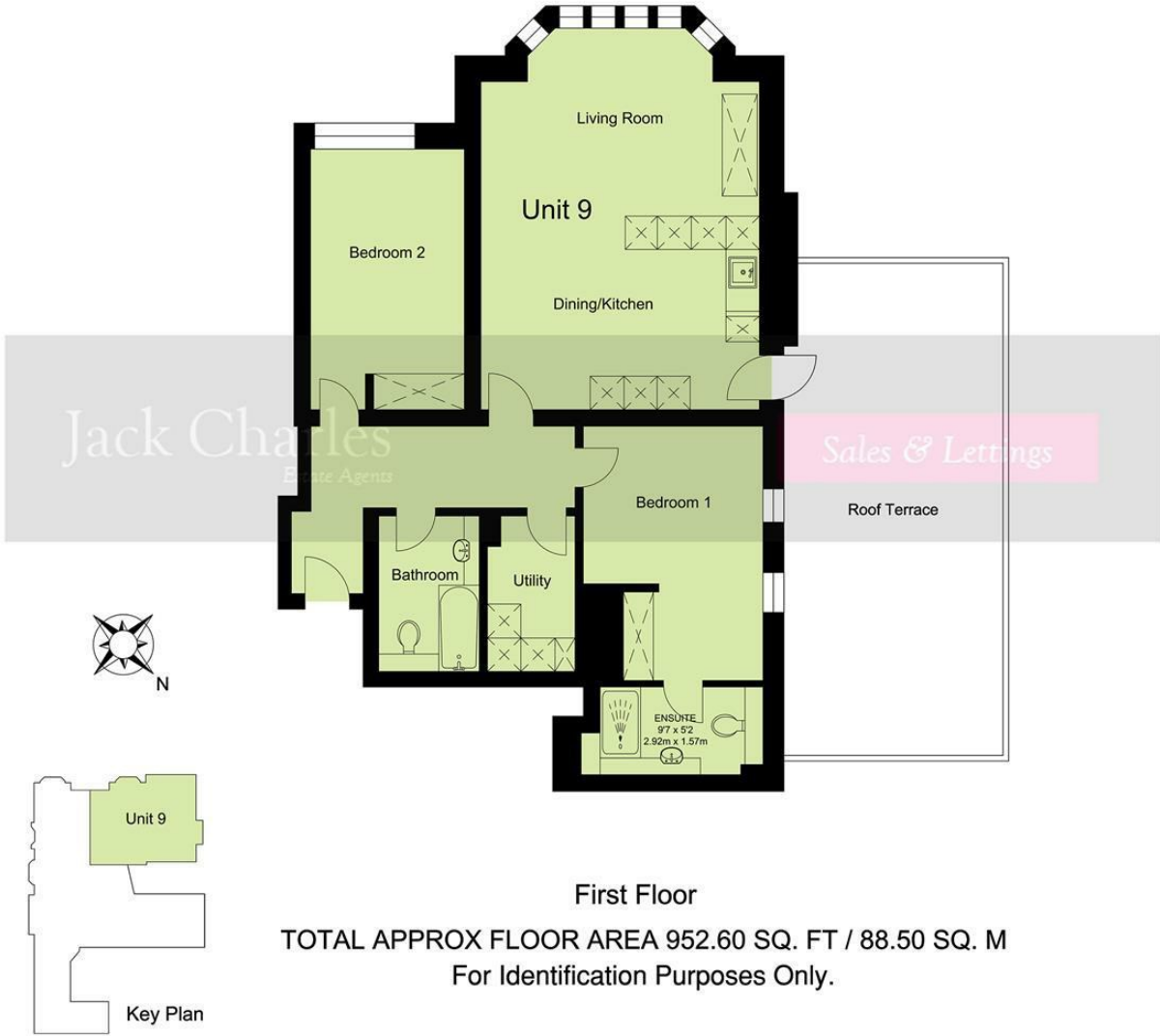
Asking price £485,000

Jack Charles
Estate Agents

Sales & Lettings

- Stunning First Floor Apartment
 - Two Bathrooms
 - Two Parking Spaces
- Large Roof Terrace
 - Stylish Openplan Kitchen / Family Room
 - Luxury Gated Development
- Two Bedrooms
 - Separate Utility Room
 - Walking Distance To Tonbridge

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	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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

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To Be Sold

A truly stunning first floor apartment with a large private roof terrace. This two bedroom is well appointed and beautifully presented, it has also had some bespoke additional cabinetry fitted maximising the storage in keeping with the apartments character.

You enter into a lovely L shaped entrance hall which leads to all the principle rooms including the family bathroom and a very useful utility room. Bedroom two has bespoke built in wardrobes, fitted desk under the window and shelving. Bedroom one has an aspect over the roof terrace at the side and also benefits from newly fitted wardrobes, and there is a door to an ensuite shower room. The family bathroom has been remodelled to include twin wash hand basins with cupboards below and the utility room has integrated washing machine and tumble dryer.

The heart of the home is its superb open plan kitchen / family room with a wonderful bay window with its original stone surrounds, it has fitted electric blinds in keeping with the stone surrounds. The family room has a feature media wall with bamboo backing and built in storage to the other side. The kitchen / dining area has a range of units, granite work tops and an extended breakfast bar area with space under for stools as well as integrated appliances. There is also a door leading out to a good sized private roof terrace with composite decking makin it perfect for additional entertaining space.

Outside this wonderful development has gated parking where this flat has parking for two cars. There are communal gardens with a large lawned area, extensive borders and seating areas.

Viewings are recommended.

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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