



76 Brookmead, Hildenborough, Tonbridge, TN11 9EZ.

Jack Charles

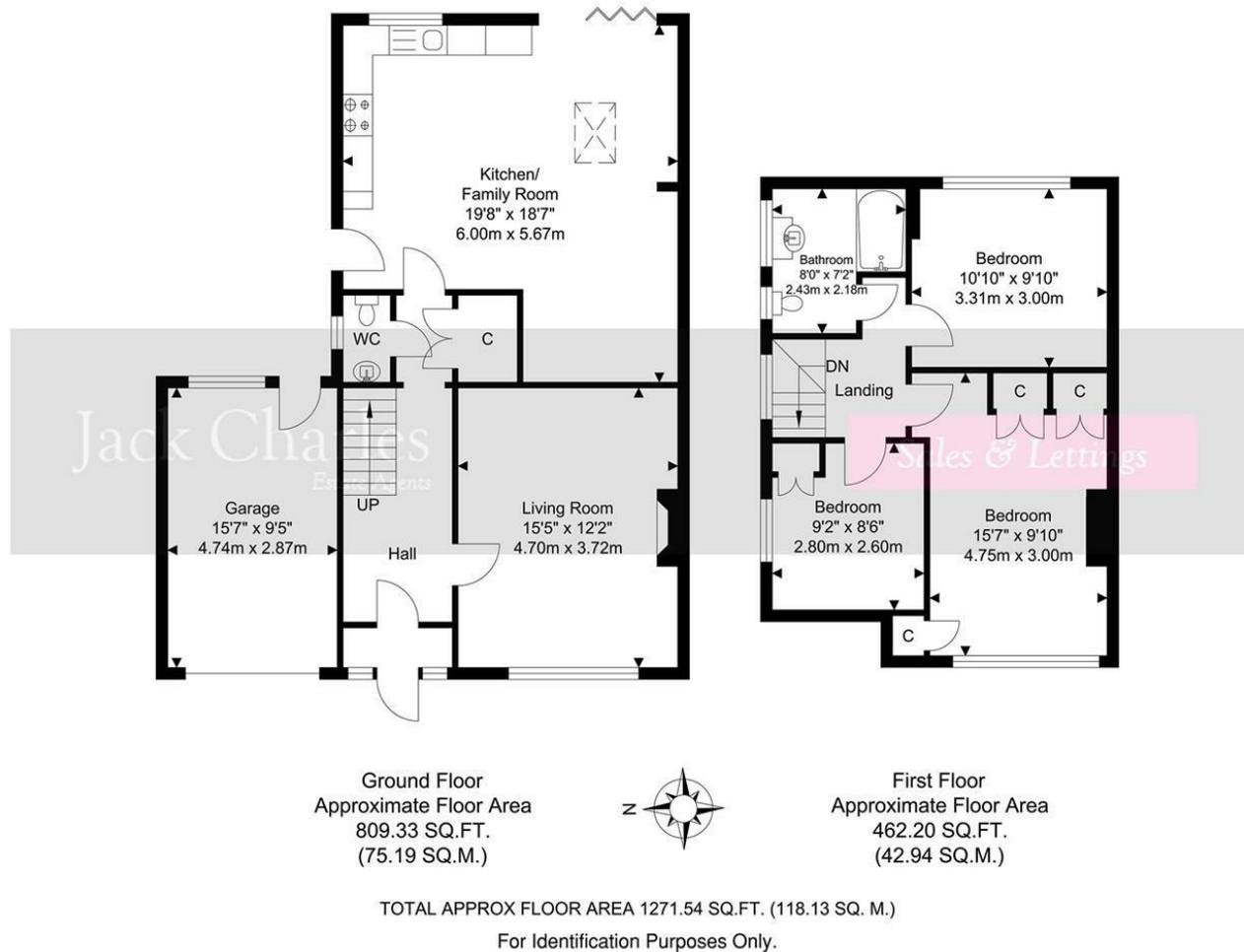
Asking price £650,000

Jack Charles
Estate Agents

Sales & Lettings

- Extended Semi-detached house
- Open plan kitchen / family dining area
- Lovely Gardens
- Viewing recommended
- Three bedrooms
- Good sized garden
- Garage & Parking
- Modern bathroom
- Current PP to Extend further
- Close to good local schools

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 - 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			
		62	78
England & Wales		EU Directive 2002/91/EC	

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To Be Sold

Jack Charles are delighted to offer this beautifully presented semi detached home, positioned within the highly sought after Brookmead area of Hildenborough.

This extended three bedroom property delivers an excellent combination of contemporary styling and practical family living, making it perfectly suited to growing families, professional buyers or those requiring adaptable space for working from home. Importantly, the property also benefits from planning permission for further enlargement, providing clear scope to enhance and add value in the future.

At the heart of the home is the striking extended open plan kitchen, dining and family room. Designed with both lifestyle and functionality in mind, this impressive space is flooded with natural light and creates a seamless environment for everyday living and entertaining. The modern kitchen features quality appliances, extensive work surfaces, a central island and excellent storage, flowing effortlessly into the dining and informal seating areas, ideal for hosting or relaxed family time.

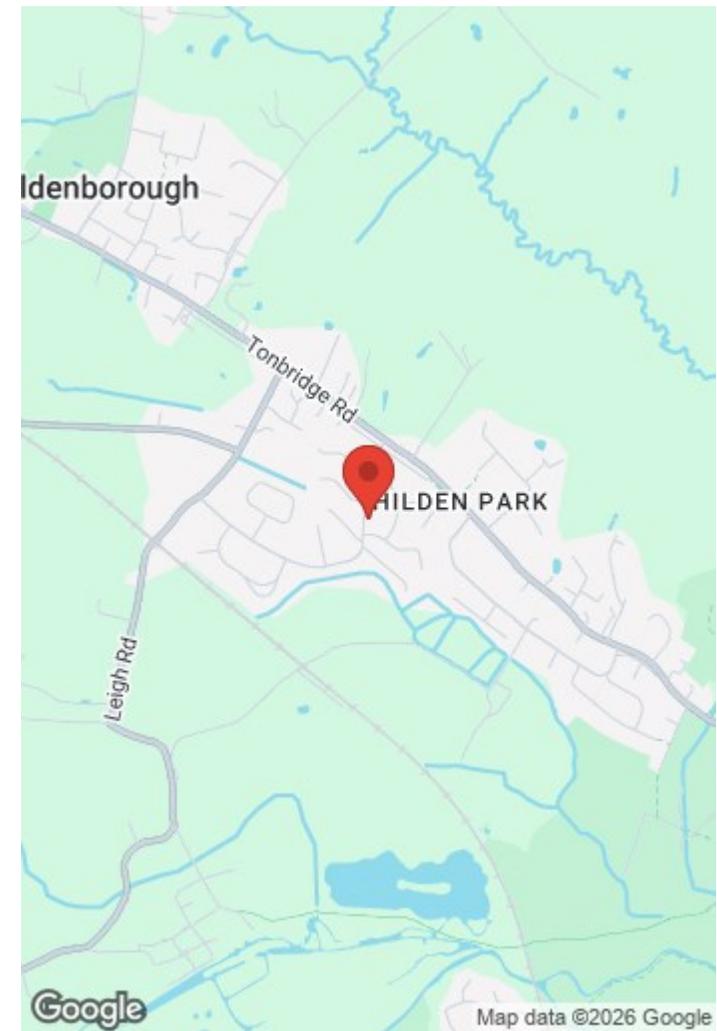
To the first floor are three well proportioned bedrooms, complemented by a family bathroom and a layout that supports modern day living with ease.

Externally, the property enjoys attractive front and rear gardens, providing excellent outdoor space for children, entertaining or simply unwinding. The home further benefits from off road parking and a garage, enhancing both convenience and practicality.

Offering immediate comfort alongside exciting future potential, this is a superb opportunity within a prime Tonbridge location. Early viewing is highly 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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