



9 Hillcrest, Tunbridge Wells, Kent, TN4 0AH

Guide Price £775,000 Freehold

- Three double bedroom detached family home
- Large open plan kitchen/diner
- Desirable residential location
- Two bathrooms and a downstairs WC
- Snug/family room
- Stunning rear garden with woodland views
- Off road parking
- Close to mainline station and desirable schools
- EPC:D



This beautifully presented three double bedroom detached family home sits in a highly desirable residential location being within walking distance of High Brooms train station and close to a variety of desirable schools. The accommodation has been remodeled by the current owner and consists of hallway, living room, recently refurbished kitchen/diner, family snug, utility room and WC downstairs whilst upstairs are three double bedrooms and two bathrooms. The property also comes with that all important off road parking space for two cars. A real feature of this property is the large rear garden with fantastic woodland views. EPC:D.

Viewing Information

To view this property please contact David Waight at Mother Goose Estate Agency Ltd

Location

This property is situated in a quiet and sought after residential area of Southborough and benefits from being within walking distance to High Brooms train station, local shops and amenities. It is also close to the A21/M25 road link.



Ground Floor

Stepping inside into the hall you turn right into a welcoming living room boasting a log burner, adding character and warmth in those long cold months. From here sliding pocket doors take you into a beautiful recently refurbished open plan kitchen/diner providing a great family space, with windows and bi-fold doors framing glorious views out to the garden and woodland beyond. The kitchen provides a range of attractive wall and base units and ample work surface areas. A built-in oven and hob, dish washer and fridge/freezer are to remain. There is also a breakfast bar and ample space for a dining table and chairs. At one end of the kitchen is a door through to a useful utility area with plumbing for a washing machine and downstairs WC. Back to the other end of the kitchen and you benefit from a triple aspect snug/family room being flooded with natural light and again with bi-fold doors out to the garden. Back into the hall with some understairs storage and stairs up to the first floor.

First Floor

The wide landing provides access to three double bedrooms all with fitted wardrobes, a family bathroom with free standing bath, WC and wash hand basin and separate shower room with large walk-in shower, WC and wash hand basin. The large landing area also has an airing cupboard and two further useful storage cupboards. Loft access with a drop down ladder is also accessible from the landing.



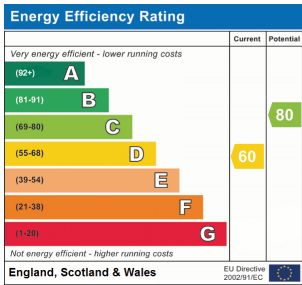
Outside

Front

The property is set back from the road by a low level wall with garden area behind and to the other side you have those all important off road parking spaces for two cars. There is side access through a gate into the rear garden.

Rear

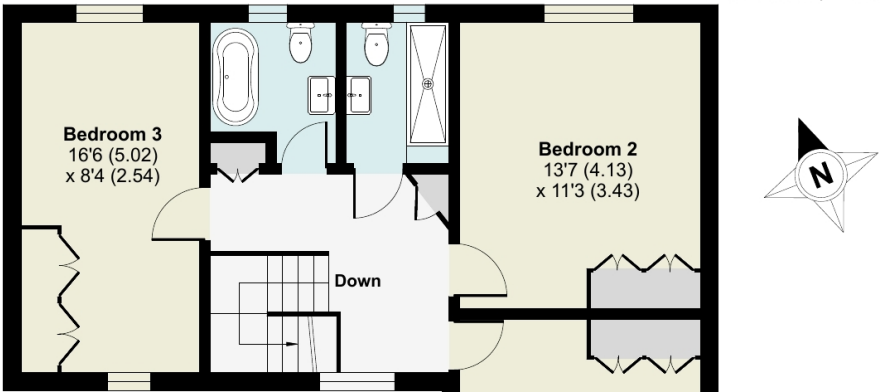
A real highlight of this property is the large mature garden with its glorious woodland views. There are a number of terraced areas mainly laid to lawn and with an abundance of mature hedging, shrubs and trees leading down to a gate at the rear taking you out onto a woodland footpath. Immediately adjacent to the property is an area of decking ideal for entertaining and having a cold drink at the end of a long day. The shed is to remain.



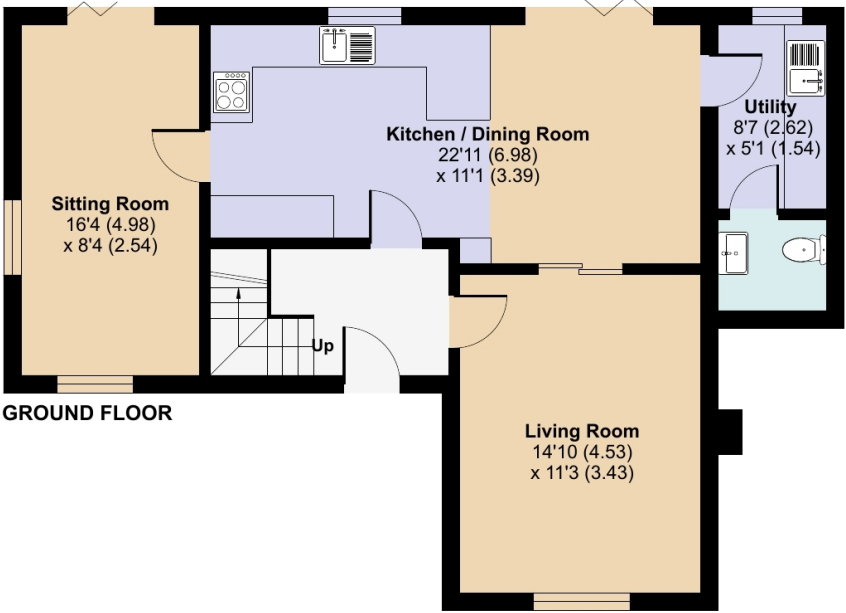
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Approximate Area = 1343 sq ft / 124.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR