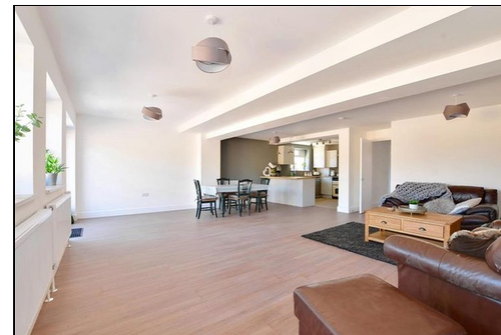


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



3 ASHLEY ROAD, HILDENBOROUGH, TONBRIDGE TN11 9EA

A well presented recently refurbished and extended late 1940's built detached 4 bedroom Craftcast constructed bungalow with plenty of off road parking and a low maintenance rear garden. Set within a quiet cul de sac this family home lies within walking distance of the favoured Stocks Green Primary School and public transport.

- 4 Bedrooms
- Open plan Sitting Room/Dining Room/Kitchen
- Double glazed windows
- Gas central heating
- Off road parking for three cars
- Low maintenance rear garden
- Potential to enlarge by adding a new floor
- Quiet residential area

PRICE: £590,000 FREEHOLD

SITUATION

Hildenborough village offers local shops, a post office, a medical centre, a village hall, a church, a public house, a library, and Ridings Café. The weekly farmers' market is a popular meeting place for the local community. Additionally, the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street. Well-regarded schools in the area include Stocks Green and Hildenborough primary schools, grammar schools in Tonbridge, Sevenoaks, and Tunbridge Wells such as Judd and The Skinners School, and Sackville in the village. The A21 by-pass provides easy access to the M25 motorway network, connecting to London, the south coast, major airports, the Channel Tunnel, and Bluewater Shopping Centre. Nearby towns of Sevenoaks and Tonbridge offer comprehensive shopping and recreational facilities. Nearby leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with a gym, cricket at The Vine in Sevenoaks, and Sevenoaks Rugby Club.

DIRECTIONS

From Sevenoaks proceed south on the Tonbridge Road (B245) into Hildenborough. When you reach The Flying Dutchman public house on your left turn immediately right into Leigh Road. Take the second turning on your left into Brookmead and then first left into Ashley Road. Number 3 can be found on your left hand side.

ENTRANCE HALL

14' 7" x 3' 3" (4.45m x 0.99m) laminate flooring, halogen lighting, radiator, smoke detector, doors into bedrooms 1, 2 & 3, bathroom and wc.

INNER HALL

6' 0" x 3' 3" (1.83m x 0.99m) 6' 0" x 3' 3" (1.83m x 0.99m) smoke detector, laminate floor, door into the sitting room/dining room/kitchen, door into bedroom 4.

SITTING ROOM/DINING ROOM



23' 4" x 21' 8" (7.11m x 6.60m) two sealed unit double glazed windows to the rear, opening leads through to the kitchen, thermostat control for the central heating, laminate flooring, two radiators, sealed unit double glazed double doors open into the garden.

KITCHEN AREA



9' 10" x 9' 8" (3.00m x 2.95m) range of ground and wall cupboards, sealed unit double glazed window to the side, breakfast bar, worktops, tiled floor, one and a half bowl single drainer sink unit with mixer tap, cupboard under, space and plumbing for a washing machine and dishwasher, set of drawers, space for an American style fridge/freezer, space for a range style cooker with stainless steel extractor canopy over and stainless steel splashback, gas fired boiler serving the central heating and hot water, halogen lighting on a track, under cupboard lighting, hatch to a loft area, smoke detector.

BEDROOM 1



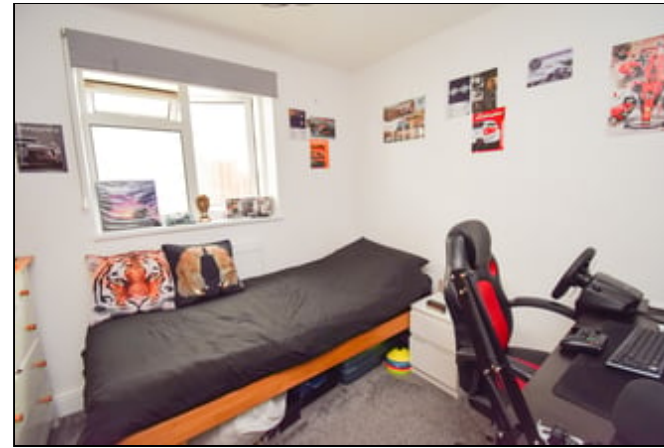
12' 5" x 10' 7" (3.78m x 3.23m) sealed unit double glazed window to the front, carpet, radiator.

BEDROOM 2



10' 4" x 10' 2" (3.15m x 3.10m) sealed unit double glazed window to the front, radiator, carpet.

BEDROOM 3



9' 1" x 8' 7" (2.77m x 2.62m) sealed unit double glazed window to the side, radiator, carpet, radiator.

BEDROOM 4



9' 5" x 8' 7" (2.87m x 2.62m) sealed unit double glazed window to the side, radiator, carpet.

BATHROOM



6' 6" x 5' 6" (1.98m x 1.68m) panelled bath with mixer tap and hand shower attachment, wash hand basin with splashback, full height tiling around bath, expelair, sealed unit double glazed window to the side with obscure glazing, tubular heated towel rail, tiled floor.

SEPARATE WC

5' 6" x 3' 6" (1.68m x 1.07m) wash hand basin with mixer tap, radiator, laminate floor, Low level wc, display shelf.

FRONT GARDEN

There is off road parking for a number of cars. Access at the side leads through to the rear garden.

REAR GARDEN



The rear garden which is triangular in shape extends to about 50ft and is laid out for ease of maintenance. There is an external power point.

COUNCIL TAX

Band E. £2,727.46 payable 2024/2025.