



JAMES MILLARD
INDEPENDENT ESTATE AGENTS



1 Turnbull Place

Riding Lane, Hildenborough, Kent TN11 9LN

Guide Price: £375,000

- *Entrance Hall
- *Spacious extended Sitting Room/Dining Room
- *Modern Kitchen
- *Four Bedrooms
- *Spacious Wet Room
- *Gas Central Heating
- *Double Glazed Windows
- *Generous Gardens surrounding the property overlooking Paddocks
- *Ample parking to front
- *Garage
- *No Onward Chain

Description

Occupying an attractive location within a favoured country lane and adjoining fields, this extended four bedroom detached bungalow offers further scope for general updating and redecoration. The property enjoys a generous open plot extending to 150' in length with good frontage and large rear garden adjoining paddocks.

POINTS OF NOTE:-

- The entrance hall has a built in cupboard housing a Vaillant gas boiler and programmer, built in airing cupboard with Megaflo hot water cylinder.
- Spacious extended sitting room/ dining room has a double aspect with double glazed door opening to rear wooden decking, boarded fireplace with wooden surround.
- Modern kitchen comprises a range of light oak finish wall mounted and base units, single drainer stainless steel sink unit, space for cooker, space and plumbing for washing machine and further appliances, built in cupboard containing electric meters, tiled walls, double glazed side door.
- There are two double bedrooms and two single bedrooms, three of which have built in wardrobe cupboards and pedestal wash basins.
- Tiled wet room comprising Mira electric shower unit, pedestal wash basin, close coupled w.c, heated towel rail. Adjoining separate w.c.
- To the front there is ample parking leading to a garage attached to the neighbouring garage of No 2 Turnbull Place with up and over door to the front.



- There are generous gardens surrounding the property mainly being an extensive area of lawn to the front, side and rear adjoining paddocks. The total plot extends to approximately 150' in length and a maximum of 90' in width.
- EPC: D
- Services: All main services.
- Note: This property is subject to an overage clause, further details from selling agent.

Hildenborough

This popular village offers local shops and amenities including medical centre, village halls, church, public house, library and post office. Café 1809 owned by Dame Kelly Holmes and the weekly farmers' market are both popular meeting places for the local community, whilst the mainline station offers services to London Charing Cross (Via Waterloo East) and Cannon Street. Well regarded schools include Stocks Green and Hildenborough primary schools, grammar schools in Tonbridge and Tunbridge Wells including Judd and Skinners, together with Sackville and Fosse Bank in the village. The A21 by-pass links to the M25 motorway network to London, the south coast, major airports, the Channel Tunnel and Bluewater shopping centre while nearby towns of Sevenoaks and Tonbridge offer comprehensive shopping and recreational facilities. Leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.

Directions

From our office on the corner of Riding Lane and the B245 Tonbridge Road, continue along Riding Lane for approximately one mile and the property will be found just before Vines Lane on the left hand side and can be identified by our For Sale board.

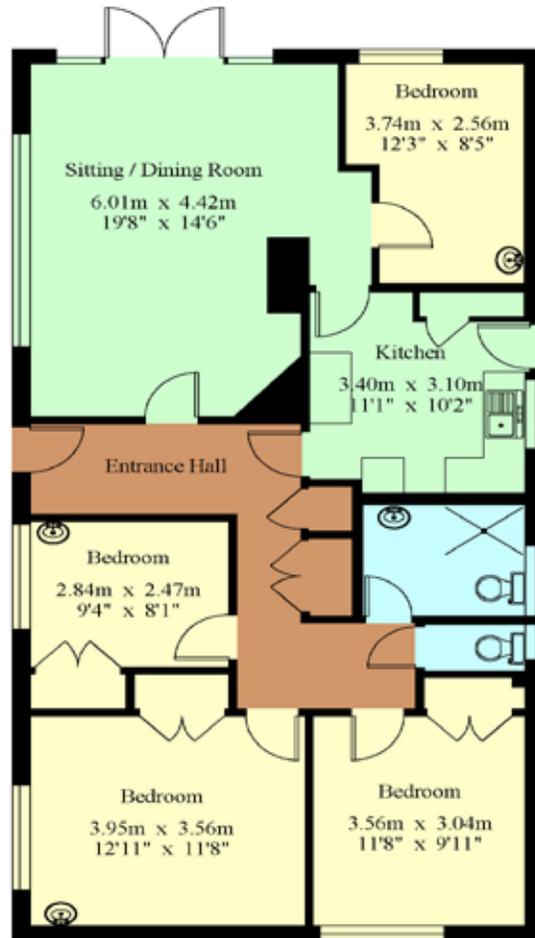
Viewing

Strictly by appointment via James Millard Independent Estate Agents
 Riding Corner, 178 Tonbridge Road, Hildenborough, Kent TN11 9HP
 Tel: (01732) 834835
 E-mail: hildenborough@jamesmillard.co.uk
 Web Site: www.jamesmillard.co.uk

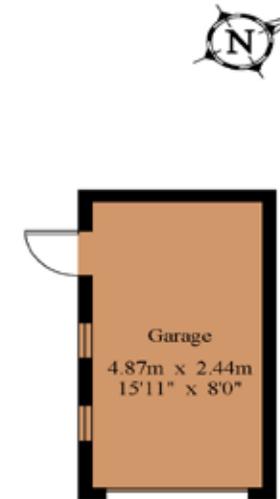


1 Turnbull Place

Flat - Gross Internal Area : 104.3 sq.m (1122 sq.ft.)
Garage - Gross Internal Area : 11.9 sq.m (128 sq.ft.)



Ground Floor



For Identification Purposes Only.

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