



Riding Park, Hildenborough, Tonbridge, Kent

Guide Price £650,000

When experience counts...

est. 1828  
**bracketts**



Offered for sale is this well presented, deceptively spacious and extended four-bedroom semi-detached family home, situated within a quiet cul de sac in Hildenborough. Internally the property comprises entrance hall, downstairs cloakroom, utility room, living room, dining room and modern kitchen / dining space. Upstairs there are four double bedrooms with en suite to the principal and family bathroom. The property also benefits from having a fantastic sized garden to the rear and off road for multiple vehicles at the front. We strongly recommend an internal inspection of this lovely home to appreciate the great, versatile space it has to offer.

Four Bedrooms

Extended Semi Detached Family Home

Cloakroom WC

Utility Room

Large Open Plan Kitchen / Dining Room

Sitting Room

En Suite & Family Bathroom

Block Paved Driveway to Front

Good Sizer Rear Garden

Viewing Highly Recommended





### LOCATION: Tonbridge

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, childrens' 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).

### ADDITIONAL INFORMATION:

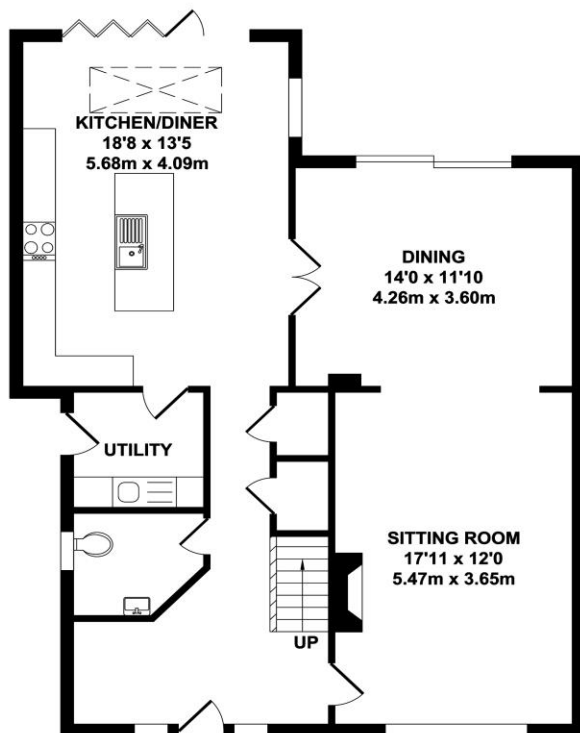
Council Tax Band D  
Double Glazed Windows

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

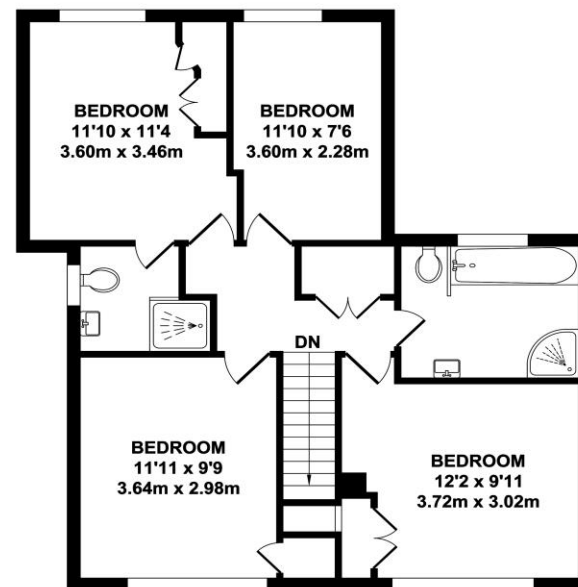


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GROUND FLOOR  
APPROX. FLOOR AREA  
879 SQ.FT.  
(81.65 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
665 SQ.FT.  
(61.80 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1544 SQ.FT. (143.45 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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