



70 Hilden Park Road, Hildenborough, Tonbridge, Kent, TN11 9BN

Guide Price £450,000 - £475,000

When experience counts...

est. 1828  
**bracketts**

Guide Price £450,000 - £475,000 Presented for sale is this delightful newly refurbished two bedroom semi-detached bungalow on a popular residential road in Hildenborough with easy access to many local amenities, Mark and Spencer shop, mainline train station and lovely country walks. Internally the property consists of a large entrance hall, two large double bedrooms, a separate shower room and W/C, a newly fitted kitchen with integrated appliances and a living room overlooking the garden. Externally the property boasts a mature private garden with a patio and a detached garage leading from the newly brick paved driveway with space for two cars framed by a newly built front planter. We recommend viewing at your earliest convenience. The property sits a short walk from multiple popular primary schools and country walks while only a 20-minute walk from the historic Tonbridge High Street which offers a range of local shops, supermarkets, cafés, bars and restaurants with easy access to the Tonbridge Mainline Station.

Semi - Detached Bungalow

Recently Refurbished throughout

Brick Paved Driveway for Two Cars

Two Double Bedrooms

Private South Facing Rear Garden

Detached Garage to the rear

Newly Installed Kitchen

New Bathroom and Separate W/C

Sitting room

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).

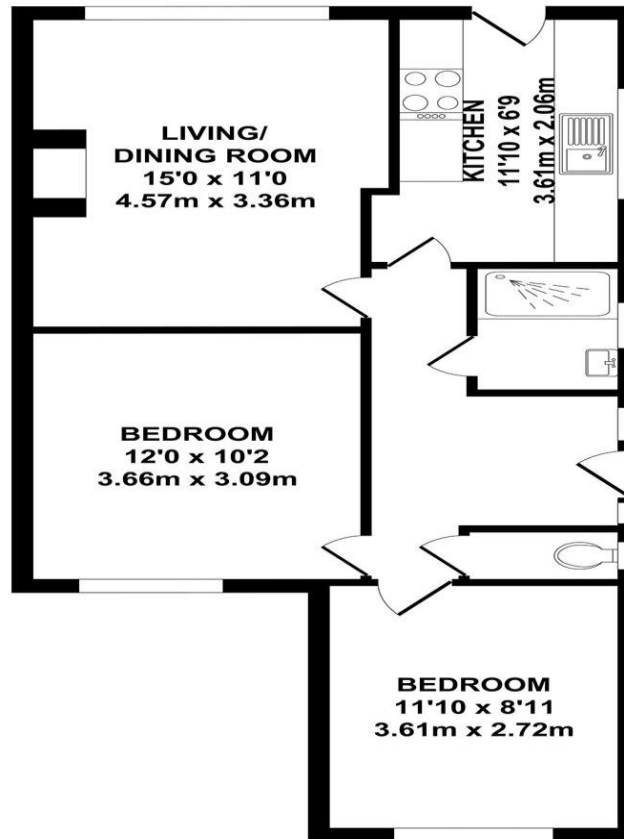
## ADDITIONAL INFORMATION:

Council Tax Band D

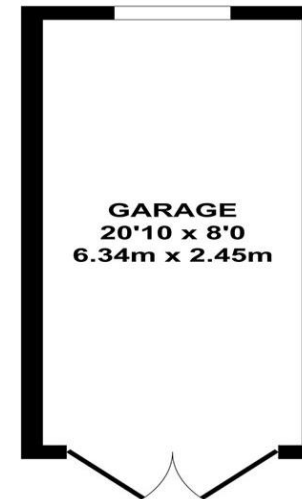
Double Glazed Windows



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**GROUND FLOOR**  
**APPROX. FLOOR AREA**  
**603 SQ.FT.**  
**(56.04 SQ.M.)**



**GARAGE**  
**APPROX. FLOOR AREA**  
**167 SQ.FT.**  
**(15.53 SQ.M.)**

**TOTAL APPROX. FLOOR AREA 770 SQ.FT. (71.57 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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