



Leigh Road, Hildenborough, Tonbridge, Kent, TN11 9AE

Guide Price £550,000 - £575,000

When experience counts...

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Guide Price £550,000 - £575,000. Offered for sale is this beautifully presented three-bedroom, extended semi-detached family home, situated on a desirable road in Hildenborough. Internally the property comprises entrance porch, large living room, additional reception room which is currently being used as a playroom, utility cupboard with downstairs cloakroom and a great sized, light and airy kitchen / dining room with large kitchen island and bi-folding doors opening up onto the garden. Upstairs there are three bedrooms and a family bathroom. Outside the property benefits from a recently laid block paved driveway offering off road parking to the front. To the rear is a fantastic sized and well maintained private garden with patio seating area and the rest laid to lawn. The property benefits from its Village location and is within close proximity to Stocks Green Road Primary School, as well the West Wood Playground. We strongly recommend an internal viewing on this lovely home to appreciate the space it has to offer both inside and out. *AGENTS NOTE: We believe this to be a Craft & Cast Concrete Constructed property as many are in this area. All buyers should do further research with regards to who their chosen lender would be if requiring a mortgage.*

Extended Semi-Detached House

Popular Hildenborough Location

Three Bedrooms

Living Room

Play Room

Kitchen / Dining Room

Family Bathroom & Downstairs
Cloakroom

Large Rear Garden

Driveway

Close Proximity To Local Primary School





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, 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		
69-80	C	76 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

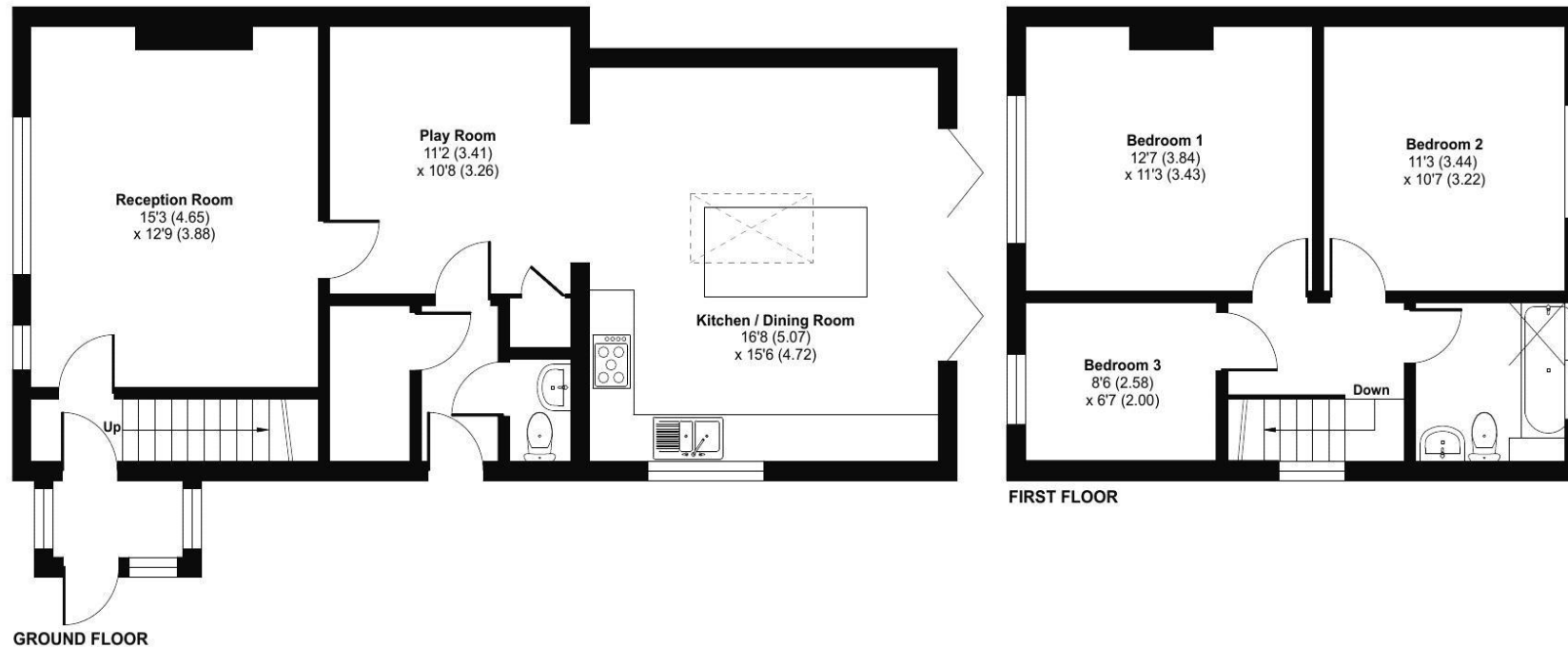


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Approximate Area = 1173 sq ft / 108.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bracketts LLP. REF: 1354941