



46 Tonbridge Road, Hildenborough – TN11 9BS

Guide Price £500,000 – £525,000

est. 1828
bracketts



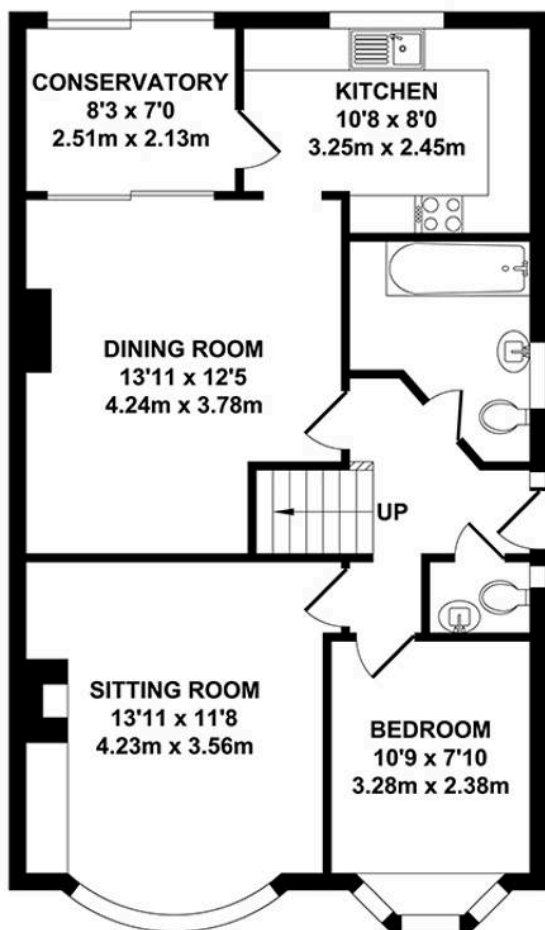
- Three Bedrooms
- Semi Detached Family Home
- Sitting Room - Feature Bay Window
- Dining Room
- Kitchen
- Ground Floor Bedroom / Additional Reception Room
- Flexible Living Arrangements
- Drive & Garage
- Large Rear Garden
- No Onward Chain

Offered for sale this flexible three-bedroom semi detached family home set within the sought after Hildenborough location. Perfectly positioned for amenities in Hildenborough & Tonbridge, the property offers easy access to Tonbridge town centre, mainline stations (Tonbridge & Hildenborough), excellent local amenities, and highly regarded schools.

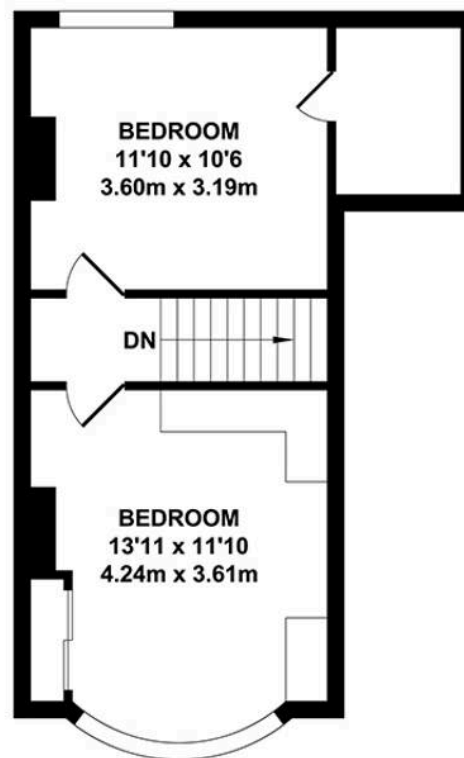


Internally the ground floor offers sitting room with feature bay window, dining room, kitchen, 3rd bedroom or additional reception room, ground floor family bathroom. To the first floor two double bedrooms. Externally, the house features a good size private rear garden, patio area, driveway parking and single garage. The property offers great potential to further extend subject to the necessary planning consents. Offered with no onward chain we recommend viewing at your earliest convenience.

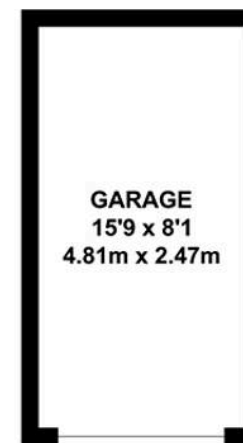




GROUND FLOOR
APPROX. FLOOR AREA
673 SQ.FT.
(62.50 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
353 SQ.FT.
(32.81 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
128 SQ.FT.
(11.88 SQ.M.)

TOTAL APPROX. FLOOR AREA 1154 SQ.FT. (107.19 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.