

# Leigh Road

Hildenborough • Tonbridge • Kent • TN11 9AG







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**Kings Estates are delighted to offer this light and airy 2-bedroom detached bungalow with generous gardens, situated in a popular position with views over farmland to the rear and within easy reach of the highly sought after Stocks Green Primary School, Hildenborough railway station with links to central London and bus services regularly into the Tonbridge High Street.**

- Light & Airy Detached Bungalow
- Two Double Bedrooms & Bathroom
  - Spacious Sitting Room
  - Fitted Kitchen
- Generous Gardens Front & Rear
- Driveway Providing Off Road Parking & Garage
- Extension Potential Subject to Planning Permission
- Sought After Position Close to Stocks Green School
- Easy Reach of Hildenborough Station & Bus Services
  - Energy Efficiency Rating E



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**SITUATION** The village of Hildenborough benefits from a number of amenities including: convenience store, public houses/restaurants, doctors surgery, churches, Hilden Grange Prep School, Stocks Green primary school, Hildenborough C of E primary school and mainline railway station (services to Charing Cross, London Bridge & Cannon Street). Nizels Golf and Country Club is approximately 2.6 miles away. There are a number of secondary schools in the two local towns of Tonbridge and Sevenoaks. Tonbridge town centre is approximately 2 miles away. Sevenoaks town centre is approximately 5.3 miles away. Access to the A21 (leading to the M25) is approximately 3 miles away.

**ACCOMMODATION** Sealed unit double glazed entrance door to:-

**ENTRANCE HALL** Built in double cloaks cupboard with hanging rail and shelving, built in airing cupboard with hanging rail and housing the electric fuse board and meter, built in airing cupboard housing the boiler and hot water cylinder and with shelving, radiator, access hatch to loft space (not inspected), wood effect flooring. Doors leading off to:-

**SITTING ROOM** 16' 7" x 13' 2" (5.05m x 4.01m) A light and airy room enjoying a double aspect with large sealed unit double glazed windows to front and side overlooking the gardens. Gas coal effect fire with brick surround, two radiators, fitted carpet.

**KITCHEN** 10' 1" x 7' 10" (3.07m x 2.39m) Sealed unit double glazed window to front overlooking the gardens. Sealed unit double glazed door to side. A range of matching wall and base units with work surfaces over incorporating stainless steel sink unit with side drainer, four ring ceramic hob with extractor hood above, built in electric oven, space and plumbing for washing machine, space for tall free standing fridge freezer, radiator, vinyl wood effect flooring.

**BEDROOM ONE** 13' 3" x 10' 2" (4.04m x 3.1m) Sealed unit large double glazed window to rear overlooking the garden. Radiator, fitted carpet.



**BEDROOM TWO** 13' 2" x 10' 0" (4.01m x 3.05m) Currently being used as an additional reception room. Sealed unit double glazed sliding patio doors to rear overlooking and giving access to the garden. Radiator, fitted carpet.

**BATHROOM** Sealed unit obscure double glazed window to side. A white suite comprising concealed flush wc, vanity unit wash hand basin with cupboard under, panelled bath with mixer tap shower attachment, towel rail radiator, fully tiled walls, vinyl tile effect flooring.

## OUTSIDE

**TO THE FRONT** The gardens are a real feature of this bungalow. There is a generous lawned garden frontage with southerly aspect and a driveway providing plentiful off road parking. A double gate leads to and from the garage and the rear garden.

**TO THE REAR** The rear garden is fully enclosed and has pleasant rural views over fields, stables and woodland. There is a large expanse of lawn with established trees, shrubs and hedging. To the immediate rear there is a paved patio area ideal for seating and entertaining and pathway leading to and from the garage.

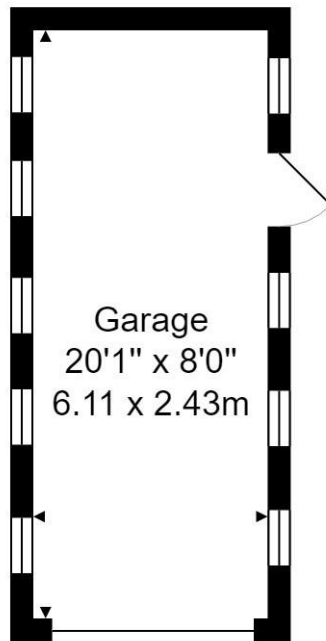
**GARAGE** 20' 1" x 8' 0" (6.12m x 2.44m) Detached garage with up and over door to front, glazed high level windows to both sides and a personal door to side.

## OTHER INFORMATION

**COUNCIL TAX BAND** - E - £2,079 for the year 2018/19

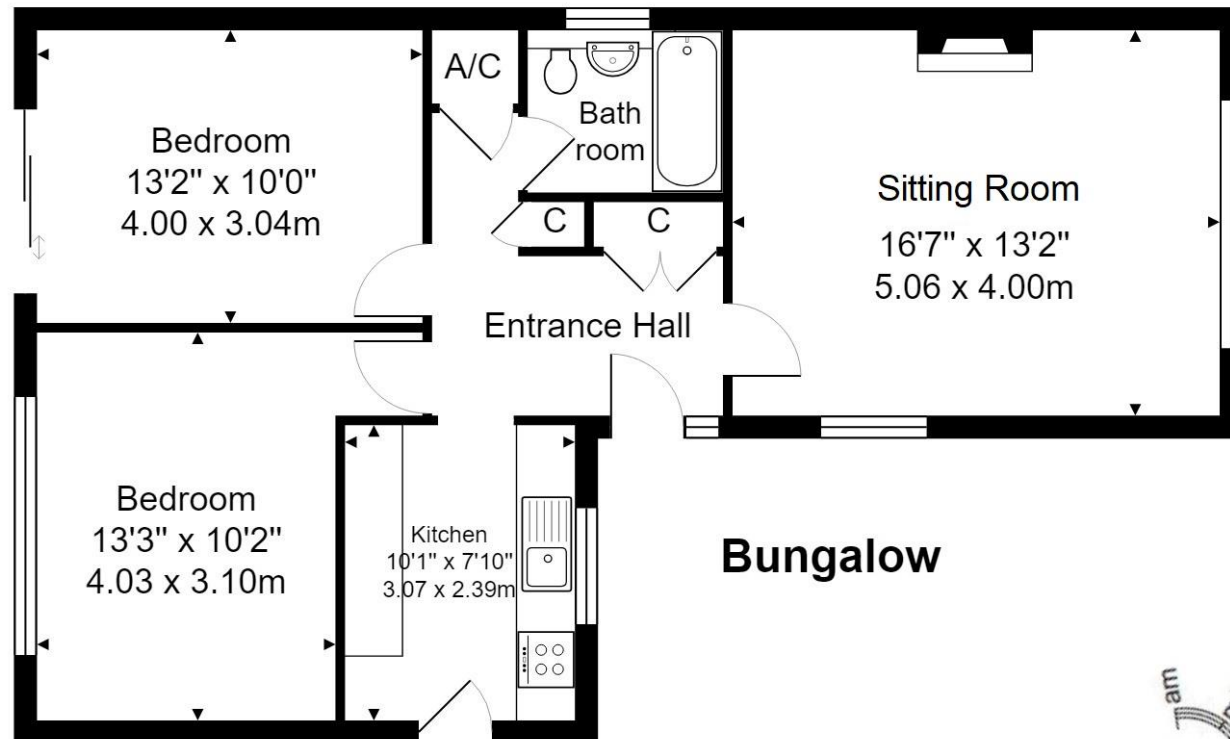
**AGENTS NOTE** - We feel this property may have future extension potential subject to gaining all of the necessary planning permissions and consents.





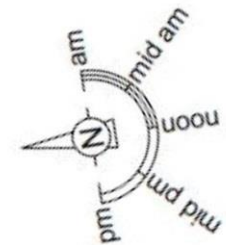
## Garage

(Not Shown in Actual  
Location/Orientation)



## Bungalow

Bungalow Approx. Internal Floor Area 720 sq. ft / 66.9 sq. m  
Garage Approx. Internal Floor Area 160 sq. ft / 14.9 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Property Misdescriptions Act 1991: The agent has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A buyer is advised to obtain verification from their solicitor or surveyor.









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