



33 Wealden Close, Hildenborough, Tonbridge, TN11 9HB.

Guide Price £600,000 - £625,000

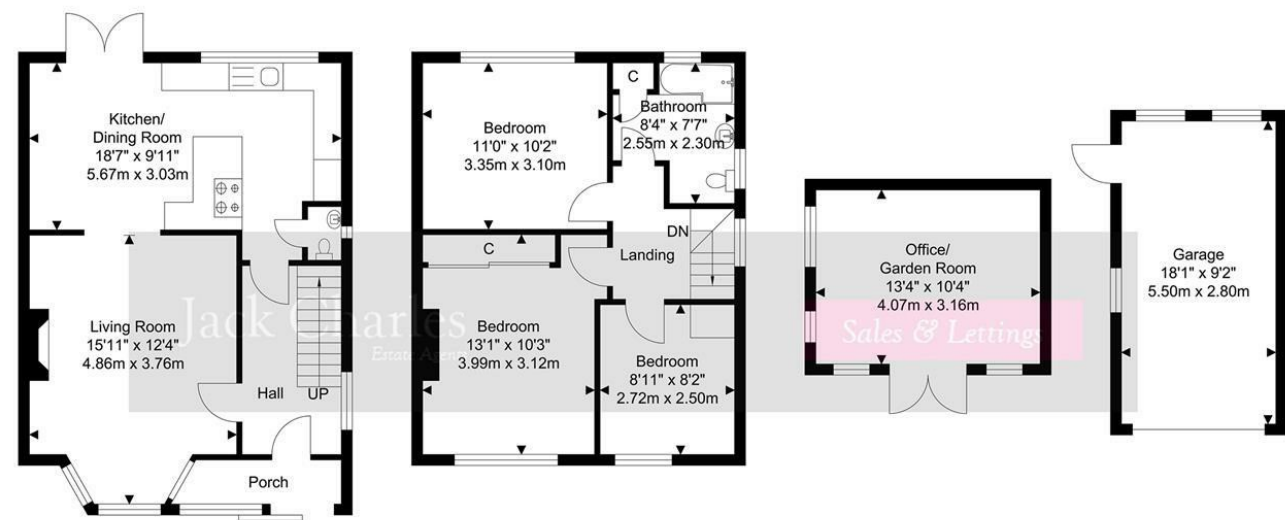
Jack Charles  
Estate Agents

Sales & Lettings



- Beautifully Modernised Home
  - Three Bedrooms
  - Large Garden With Home Office
- Semi Detached With Corner Plot
  - Kitchen Dining Room
  - Detached Garage & Parking
- Scope For Expansion STPP
  - Family Bathroom
  - No Onward Chain

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Ground Floor  
Approximate Floor Area  
479.10 SQ.FT.  
(44.51 SQ.M.)

First Floor  
Approximate Floor Area  
433.13 SQ.FT.  
(40.24 SQ.M.)

Outbuildings  
Approximate Floor Area  
304.18 SQ.FT.  
(28.26 SQ.M.)

TOTAL APPROX FLOOR AREA 1216.43 SQ.FT. (113.01 SQ. M.)  
For Identification Purposes Only.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>85</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         | <b>68</b>               |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

**Important Notice:**  
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

**To Be Sold**

Guide Price £600,000 - £625,000.

Jack Charles are delighted to offer for sale a beautifully presented and modernised three bedroom semi detached property situated in a sought after location in Hildenborough, with no onward chain.

The property offers excellent potential for further expansion, subject to the relevant consents. The accommodation begins with an entrance porch leading into a welcoming entrance hall, with access through to both the kitchen and the living room.

The living room enjoys a lovely aspect over the front and features a wood burning stove, creating a warm and inviting space. A square archway leads through to a beautiful kitchen dining room which provides space for a table and chairs as well as an extensive range of units including cupboards and drawers, a wine fridge, integrated appliances and a sink. Patio doors open out to the rear garden and there is also a picture window overlooking the garden. A door from the kitchen leads to a cloakroom WC with a window and a wash hand basin.

To the first floor there are three bedrooms and a family bathroom.

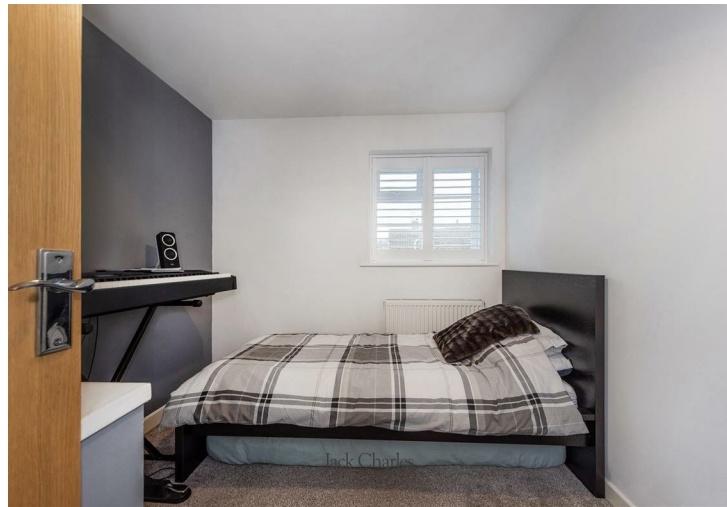
Outside, the garden is predominantly laid to lawn with a paved terrace to the rear of the house. It is enclosed by hedgerow and a path leads through to a substantial garden studio room, complete with Wi-Fi. There is a paved area surrounding the studio as well as a pathway and a gate giving access out to the rear path that leads to Stocks Green Primary School. The property also benefits from a detached garage and ample parking. Viewings are recommended

**Hildenborough Location**

The property is conveniently located being in Hildenborough village and within walking distance to Tonbridge high street. Hildenborough has an excellent mainline train station and large car park and rush-hour commuter bus service to the station. The surrounding countryside offers a variety of walks and there are plenty of village amenities. 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, children's 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).







**Jack Charles**  
Estate Agents

**Sales & Lettings**

|                                                                          |                                                                       |                                                                      |
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