



Oakhurst Park Gardens is a quiet and charming gated development built in 2013 comprising just 12 exclusive houses located within easy reach of the A21 and the station at Hildenborough with excellent links to London.

**£725,000    Freehold**



**CAVENDISH**

LETTINGS, SALES & PROPERTY MANAGEMENT



## Bank Lane, Hildenborough



Bedrooms: 3



Bathrooms: 2



Receptions: 1

- Smart gated development
- Modern decor
- Appliances included
- Garage & allocated parking
- NO CHAIN



Oakhurst Park Gardens is a quiet and charming gated development built in 2013 comprising just 12 exclusive houses located within easy reach of the A21 and the station at Hildenborough, close to both the main towns of Sevenoaks and Tonbridge. Nizels Country & Golf club is also within easy walking distance.

### Accommodation:

Front door in to the entrance hall with a storage cupboard, lime washed grey plank flooring throughout the ground floor. Cloakroom and utility room. Spacious high specification kitchen/diner with a range cooker, integrated fridge/freezer and a new dishwasher installed in 2024. Relatively new Worcester Bosch Boiler installed in 2022. Reception room with doors to the garden. Stairs to the first floor landing. Grey carpet in the bedrooms and landing. Master bedroom with ensuite shower. Bedroom 2 is a double and bedroom 3 a single. Family bathroom with a shower over the bath. NO CHAIN

### Outside:

Good size sunny garden with a patio area overlooking fields. Garage en bloc and 2 allocated parking spaces in addition to the visitor parking.

### Utilities:

Mains water/sewerage/drainage

Local authority Tonbridge & Malling Council

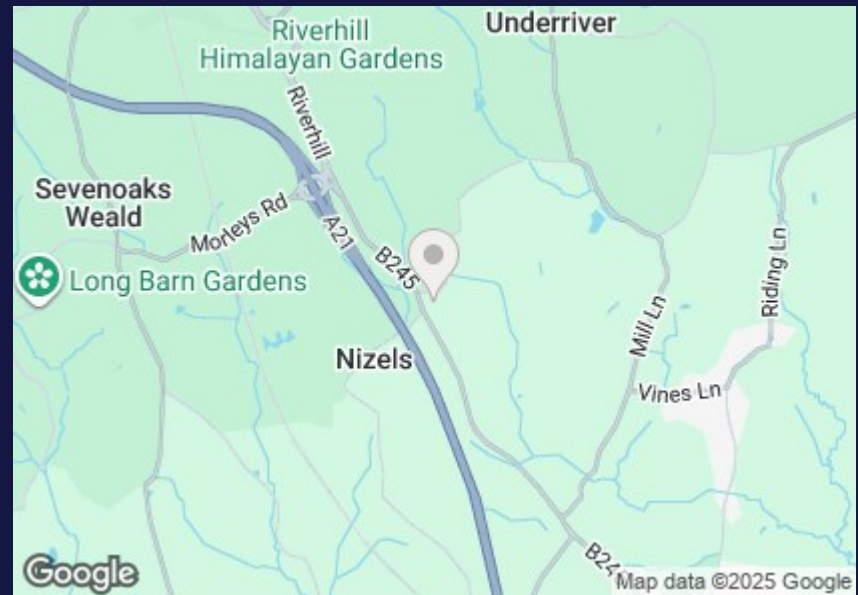
Council Tax Band: F

Calor gas central heating fed from a central underground point with automatic supply delivered to each property.

Each property is a member of the OPG residents management company which currently costs £500 per annum and which looks after the upkeep of the communal garden and driveway serving the development.







Take the A225 from Sevenoaks then merge onto B245. After 2 miles turn left into Bank Lane, Oakhurst Park Gardens is the first drive on the right hand side. Go through the gates to the development.



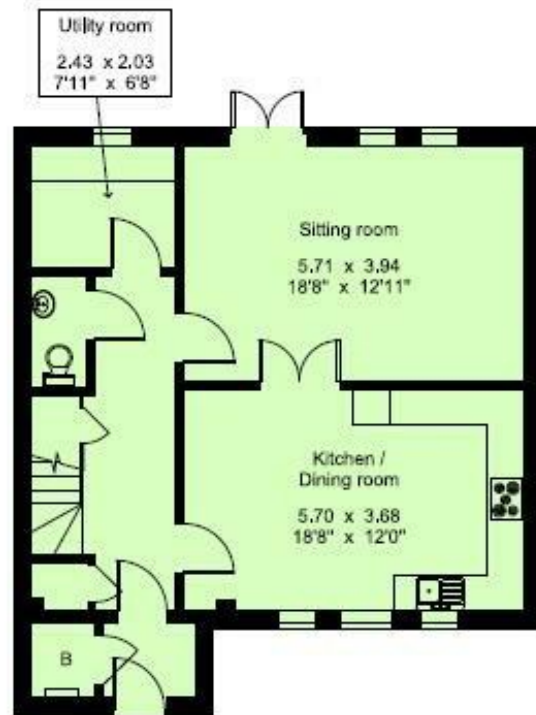


## 11 Oakhurst, Hildenborough

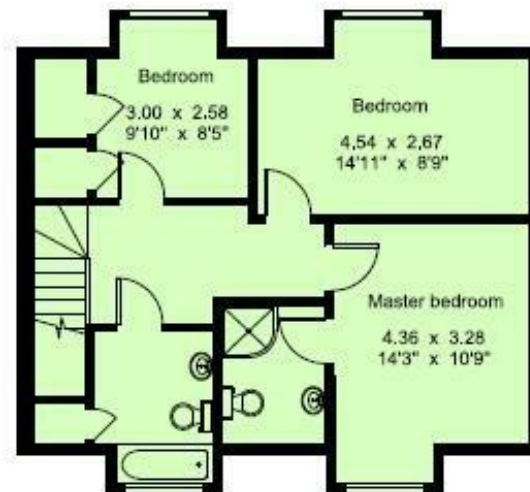
Gross internal area (approx.)

- House - 127.2 sq m (1369 sq ft)
- Garage en bloc - 18.3 sq m (196 sq ft)

For identification only - Not to scale  
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Ground floor



First floor

### Energy Efficiency Rating

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



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