



Legg & Co
SALES AND LETTINGS

Ashley Road | Hildenborough
| TN119EB

PLANNING REFERENCE: PP-09846583 | DETACHED BUNGALOW | MODERN PRESENTATION | LARGE REAR GARDEN | GARAGE AND DRIVEWAY | FOUR DOUBLE BEDROOMS

Asking price of £650,000 | Freehold

****PLANNING PERMISSION GRANTED FOR DOUBLE STORY EXTENSION**** Legg & Co are delighted to offer for sale this very well presented four bedroom detached bungalow located on a quiet close in Hildenborough. The property offers spacious and light accommodation throughout with flexible living space arranged over two floors, comprising: entrance hallway, large sitting room, modern kitchen open to a large dining area with doors onto the garden, utility/WC room and bedroom four. To the first floor there is the large Master bedroom with fitted wardrobes, two further double bedrooms and a four-piece family bathroom. Outside the property has a large private rear garden with patio, grass and growing areas, garage with driveway in front for multiple cars and a pretty front garden. Set within 2 miles of both Tonbridge and Hildenborough stations and Tonbridge town centre, its ideally located to benefit from all that Tonbridge and Sevenoaks have to offer including schooling, retail and leisure facilities. There are close links to Tonbridge and Hildenborough station's offering direct routes to London within 45 minutes, also easy access to the A21 for access to M25.



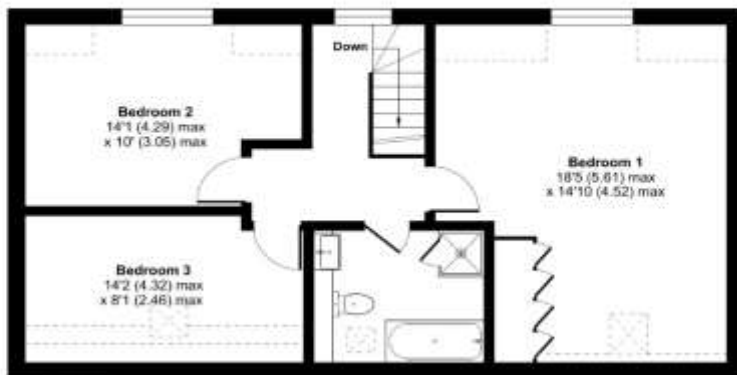


Ashley Road, Hildenborough, Tonbridge

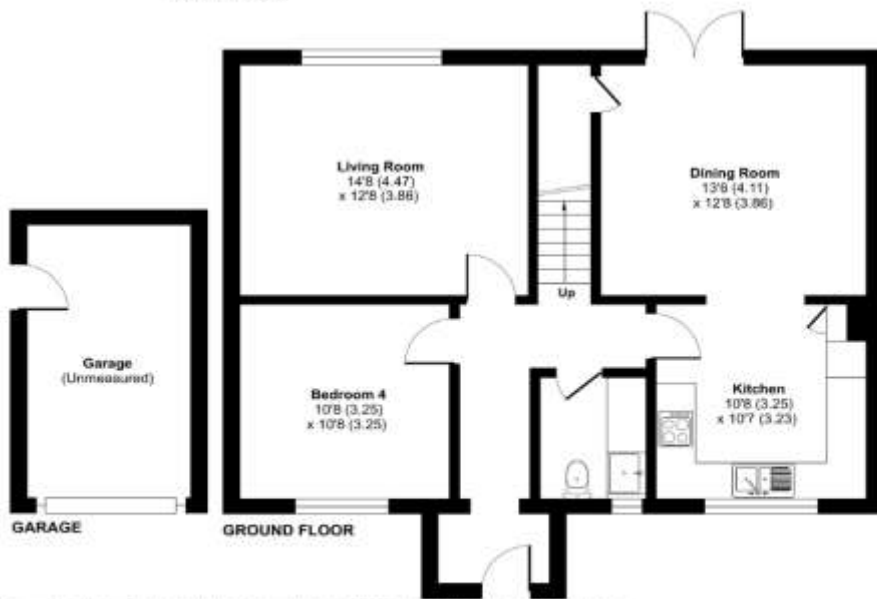
Approximate Area = 1381 sq ft / 128 sq m (excludes garage)
 Limited Use Area(s) = 67 sq ft / 6 sq m
 Total = 1448 sq ft / 134 sq m
 For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR

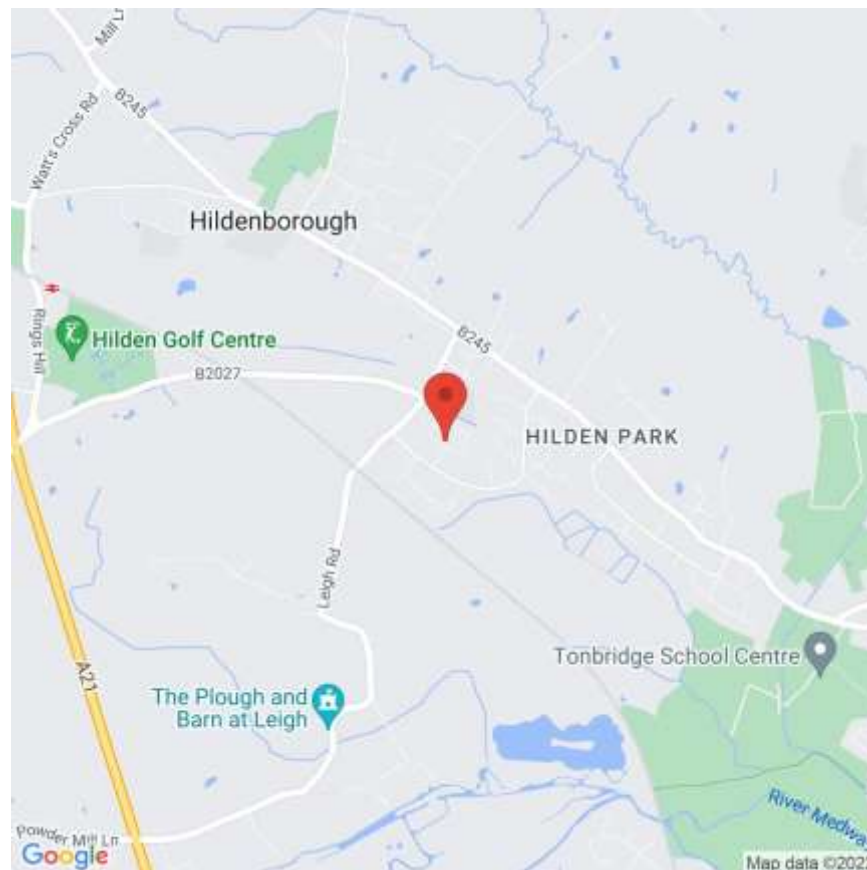


GARAGE

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residences. © rickbrown 2022. Produced by Roland Legg Property Consultants. REF: 240550



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Legg & Co Property Limited

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

