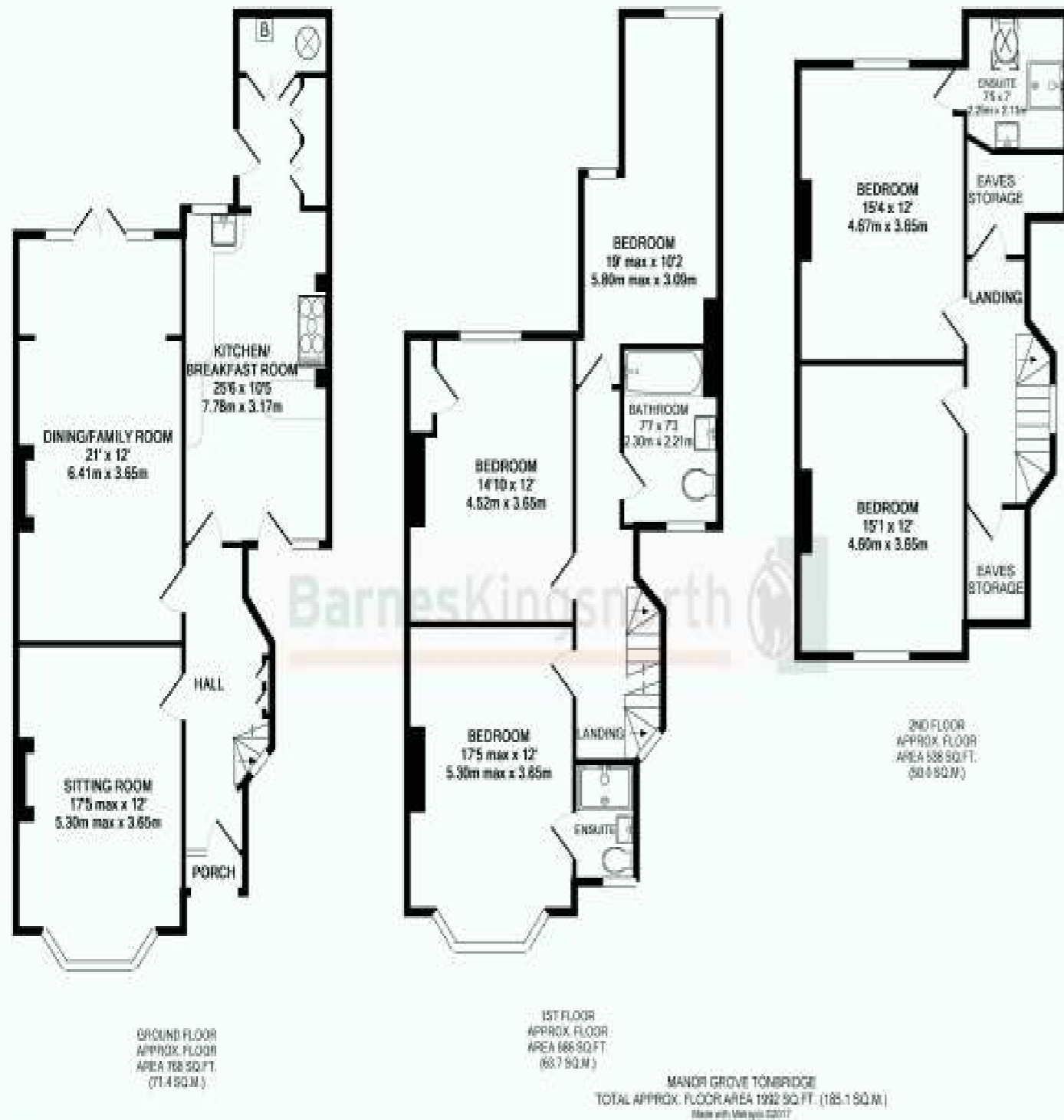


Barnes Kingsnorth offices at:

16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

Barnes Kingsnorth



Manor Grove, Tonbridge, Kent, TN10 3DT

£799,500 Freehold

Viewings strictly by appointment with the agent
 Tel: 01732 771616
www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



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THE PROPERTY

We are delighted to offer this fantastic character home, having been lovingly renovated by the current owners. The property benefits from period features including high ceilings, beautiful cornices and deep skirting boards. A spacious hallway welcomes you in with staircase rising to first floor. The sitting room has a large bay window with fitted window seat overlooking the front garden. The fabulous sized family/dining room has plenty of space for large sofas and/or dining table, with double french doors opening onto the south westerly facing rear garden. The kitchen is comprehensively fitted with a mixture of light grey and cream fronted units under a granite work surface, with space for an American sized refrigerator and range cooker, dishwasher and washing machine. There is a fitted bench seat with plenty of room for a table for the children to eat tea or for that quiet cup of coffee! To the first floor there is a family bathroom and three double bedrooms, one with an en-suite. Stairs rise to a second floor where you will find two further double bedrooms again one with an en-suite shower room. Storage is not an issue, with eaves storage and extensive loft space.

The property has been comprehensively renovated including the installation of new gas fired central heating (boiler can be found in the kitchen), and all bathrooms and kitchen have been installed within the last couple of years.

OUTSIDE

To the front of the property is an area of garden with paving and shingle (it may be possible to create a small parking space in this area). The rear gardens are a good size with lawn and patio area and there is a large garden store with electricity. The fully enclosed gardens benefit from a south westerly aspect.



THE LOCAL AREA

The property is situated in a sought after residential road popular with families and is conveniently located, within walking distance, for schools, mainline station and Tonbridge town centre. Tonbridge offers an excellent range of shopping, amenities and recreational facilities. Tonbridge also boasts a fine example of a Motte & Bailey Normal castle built in 13th Century and set on the banks of the River Medway. The castle grounds adjoin Tonbridge sports ground with its indoor/outdoor swimming pool so there is plenty of opportunity for keeping fit. The main line station provides services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. Easy access can be afforded to the A21 leading onto the M25 towards London or the south coast.

ROUTE TO VIEW

From our office in Tonbridge High Street proceed northwards at the first set and second set of traffic lights proceed straight across and take the second turning on the left into Manor Grove and the property will be identified by our For Sale board on the left hand side.

Energy Efficiency Rating: D

Council Tax Band: E

In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser.

