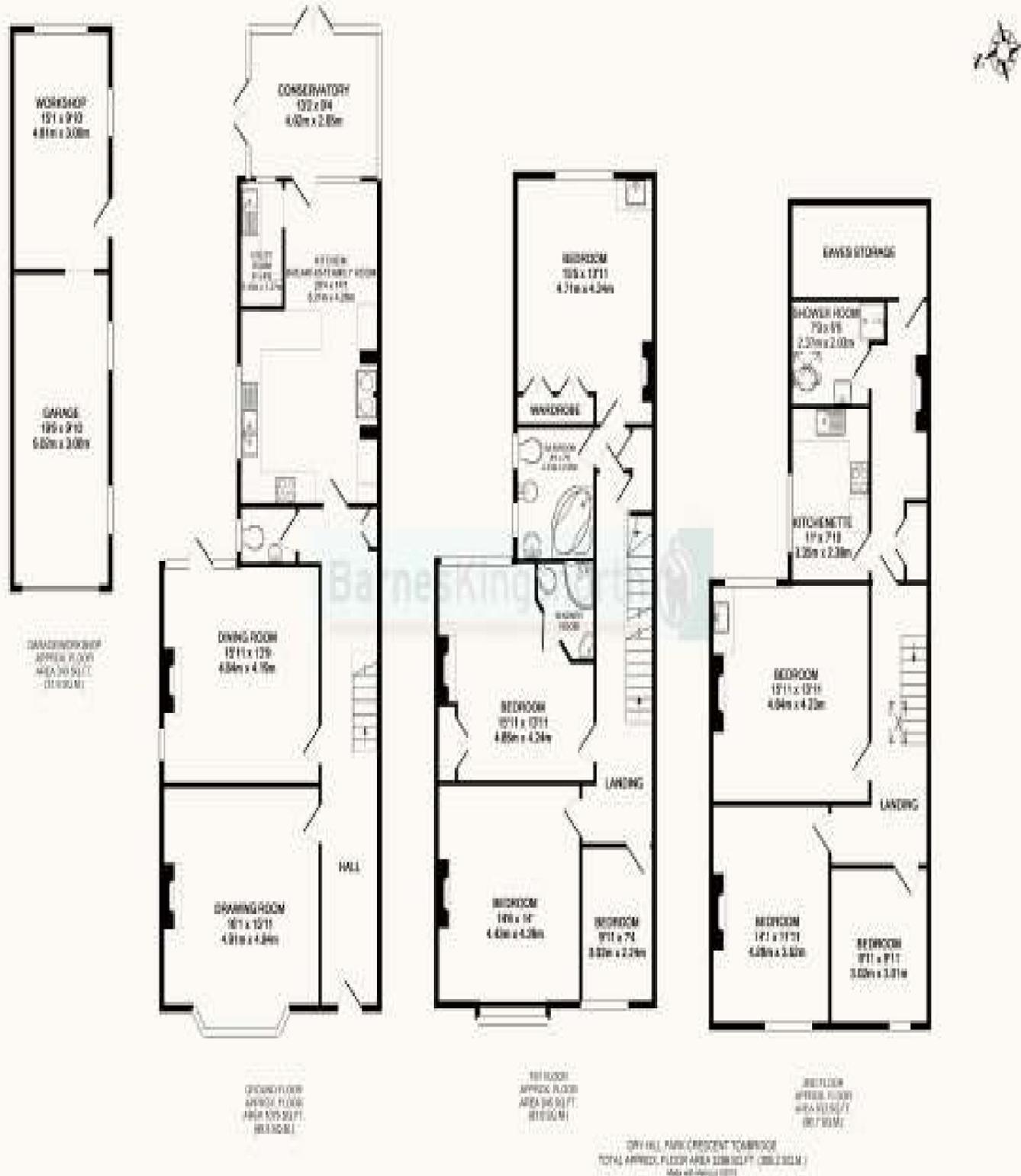


Barnes Kingsnorth offices at:

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



Dry Hill Park Crescent, Tonbridge, Kent, TN10 3BH

Price: £1,200,000 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

This handsome, halls adjoining, Edwardian property can certainly boast the word 'substantial' and as you approach this lovely family house, you will be impressed with the attractive frontage and welcoming feel. There are all the elements you would expect from a house built in 1906; beautifully proportioned rooms with high ceilings, traditional period features, that sense of grandeur along with a fantastic address in the town's sought-after Conservation area. The extensive accommodation currently comprises: Entrance door with storm canopy into entrance hall, over 40' in length so plenty of room for coats, boots and the odd broly or two, along with the essential cloakroom tucked away around the corner. Doors off the hall to both the delightful drawing room with traditional, large bay window and marble fireplace with hearth and the separate dining room which has a convenient door to the garden. The most spacious kitchen/breakfast/family room will definitely be the hub of the home. Comprehensively fitted with pine units, worktops, fitted cooking appliances and a perfectly placed Blue Aga which nestles in the chimney breast ready for all of family life as well as those culinary creations! The breakfast/family area opens straight into the lovely Edwardian style conservatory with glass roof & two sets of double doors into the fabulous garden..... the ideal spot to enjoy the morning sun with that first cup of coffee! On the first floor there are four bedrooms; one single & three spacious doubles along with an en-suite shower room and the family bathroom. The top floor has a further three double bedrooms along with a shower room and kitchenette so whether you need extra rooms for visiting family, a floor for sleeping teenagers or self-contained accommodation for the nanny, this house will certainly tick the box!

OUTSIDE

Set back from the road, the good size frontage has a brick driveway with parking for 2/3 cars leading to separate detached garage & workshop over 34' in length. The rear garden is a real feature of the property and you can see many years of time, love & attention have gone into creating this perfect place to relax in & enjoy. Mature shrubs & trees border the lawn and compliment the feature pond including the most stunning Acer to admire. Whether you are watching the children enjoy their very own 'Secret Garden' or taking a quite moment by the pond to watch the myriad wildlife this garden will bring harmony & joy.



AGENT'S NOTE: The property has gas central heating with two boilers; one for the main house and one for the top floor. There is a water-softener in the cloakroom and some of the windows are double glazed. The property totals 3,296 sq ft in area.

THE LOCAL AREA

You will find this superb property just a short walk from the heart of this modern, yet historic town so ideally placed for the mainline station and commuting to London as well as for excellent shopping and recreational facilities. The town dates back to Saxon times, is centred around the river Medway and features Kent's best example of a Motte & Bailey Gatehouse at Tonbridge Castle. A colourful history intertwines tales of Kings and tyrants, heroes and mercenaries and there are links with famous literary figures. The castle grounds adjoin Tonbridge sports ground which provides plenty of opportunity for keeping fit with a swimming pool, sports pitches, cycle routes along with riverside walks. Tonbridge mainline station offers fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good road links to the A21 and easy access to the town's renowned secondary, grammar and independent schools the location of this apartment really ticks all the boxes.

PLEASE NOTE: 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.

Energy Efficiency Rating: E

Council Tax Band: G

