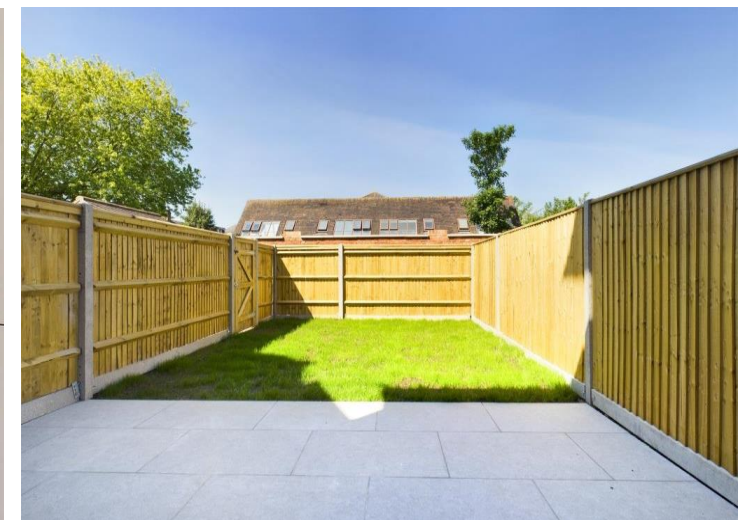


Barnes Kingsnorth offices at:
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

Barnes Kingsnorth



Priory Street , Tonbridge, Kent, TN9 2AH

£570,000 Freehold

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



1



3



2

THE PROPERTY

An exclusive development of three, brand new, luxury town houses. Located in a most convenient position for access to mainline station, excellent schools and the town centre. These attractive, family homes, are being built with care and attention to detail and will certainly tick the box for today's lifestyle. Entrance hall with useful under stairs storage and cloakroom fitted with white suite and clean tiling. The Shaker style kitchen sits at the front of the house and is fitted with light coloured units, providing storage, with stone work surfaces, along with quality appliances: double oven, extractor, induction hob, dishwasher and fridge /freezer are included. The spacious living/dining room has bi-fold doors to the garden, ideal for entertaining on summer evenings. Stairs to the first floor where there are two bedrooms and a crisp & fresh bathroom. On the top floor you will find the master bedroom with large en-suite shower room.

KEY FEATURES

- * Constructed over three floors.
- *Three bedrooms & Two bathrooms
- *Karndean flooring & carpeting to 1st & 2nd floors
- *Westerly facing rear garden.
- * Benefit of a 10 year ARK guarantee
- *Comprehensively fitted kitchen
- *Off road parking with resin bonded drive
- *Gas central heating
- *Porcelain paved patio
- *Anticipated completion May 2023

THE LOCAL AREA

Perfectly placed for busy professional and family life this home is just a short walk away from the heart of Tonbridge, a modern, yet historic town. Just over 5 minutes walk to the main line station, it is also close to excellent schools, shopping and recreational facilities. The town, which 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 opportunities for keeping fit with a swimming pool, sports pitches, cycle routes along with riverside walks. Tonbridge main line station offers fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. There are good road links to the A21 and easy access to the town's renowned secondary, grammar and independent schools.

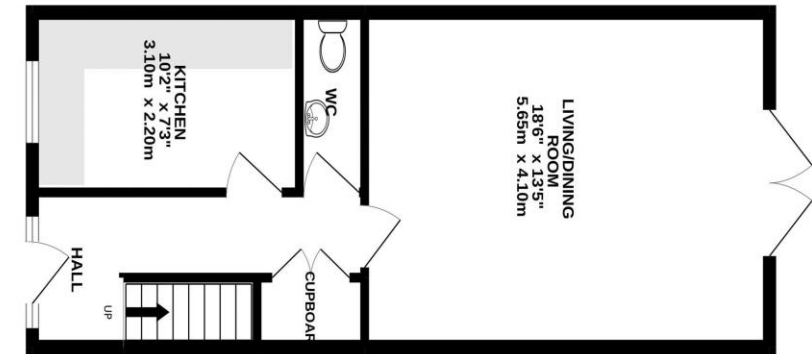
ROUTE TO VIEW

From our office in Tonbridge High Street, proceed southwards, passing the train station on the right hand side. Take the first left into Priory Road and Priory Street is the third turning on the right hand side. The property will be found on the right hand side.

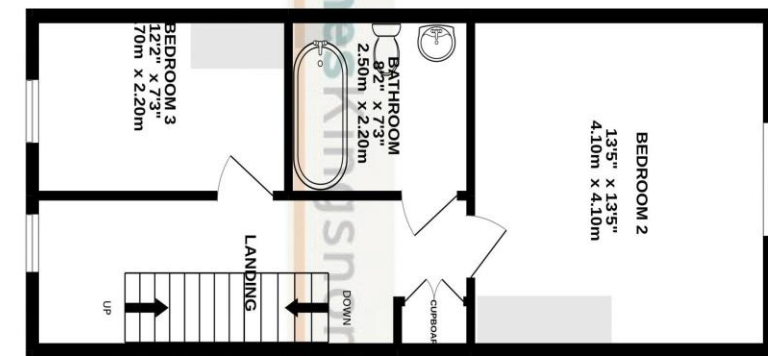
PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph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

Energy Efficiency Rating: B

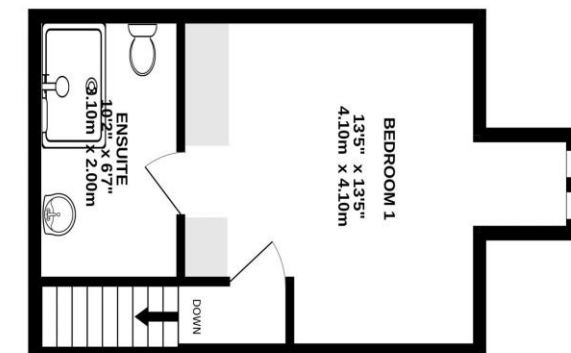
Council Tax Band: TBC



GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



2ND FLOOR
286 sq.ft. (26.6 sq.m.) approx.

TOTAL FLOOR AREA : 1179 sq.ft. (109.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The area shown is not to be taken as a guarantee of accuracy and no guarantee as to their operability or efficiency can be given.
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PLOT 3

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.

Ref: T1269230525/V2

