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# Barnes Kingsnorth



**Priory Street, Tonbridge, Kent, TN9 2AH**

**£475,000 Freehold**

Viewings strictly by appointment with the agent  
Tel: 01732 771616  
[www.bkestateagents.com](http://www.bkestateagents.com)



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### THE PROPERTY

Attractive Victorian semi-detached house, located in a most convenient position for access to mainline station, excellent schools and the town centre. Having undergone a program of complete modernisation with care and attention to detail, this family property, will certainly tick the box for today's lifestyle. Entrance into spacious living room which opens into the dining room and in turn into the lovely kitchen ...nearly 30' in total length. The Shaker style kitchen is stylishly fitted with light coloured units, providing storage, with stonework surfaces, along with quality appliances: double oven, extractor, induction hob, dishwasher, washing machine & fridge/freezer are all included. With double doors opening to the garden, the layout is ideal for keeping an eye on the children and 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.
- \*Comprehensively fitted kitchen
- \*Karrdean flooring to ground floor & bathrooms
- \*Westerly facing rear garden.
- \*Gas central heating
- \*Three bedrooms & Two bathrooms
- \*Quality appliances
- \*Carpeting to 1st & 2nd floors
- \*Porcelain paved patio
- \*Ready to move straight in

### 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

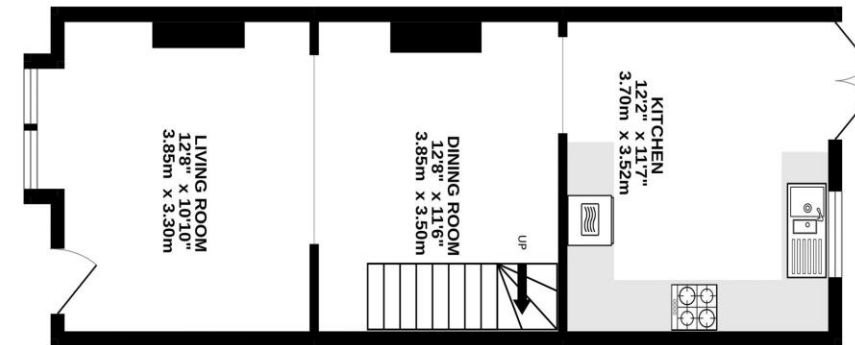
From our office in Tonbridge High Street, proceed southwards, passing the train station on the right-hand side. Take the first left into Priory Road and Priory Street is the third turning on the right-hand side. The property will be found on the right-hand side.

*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.*

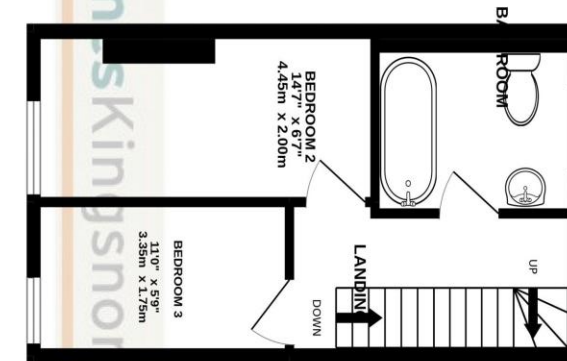
**Energy Efficiency Rating: C**

**Council Tax Band: TBC**

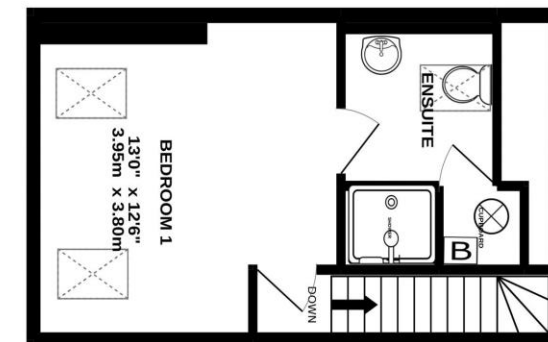
**Ref: T1268/220111/V4**



GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR  
276 sq.ft. (25.7 sq.m.) approx.



2ND FLOOR  
266 sq.ft. (24.8 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 seller has been issued and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2022

TOTAL FLOOR AREA: 949 sq.ft. (88.2 sq.m.) approx.

PLOT 4

**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.