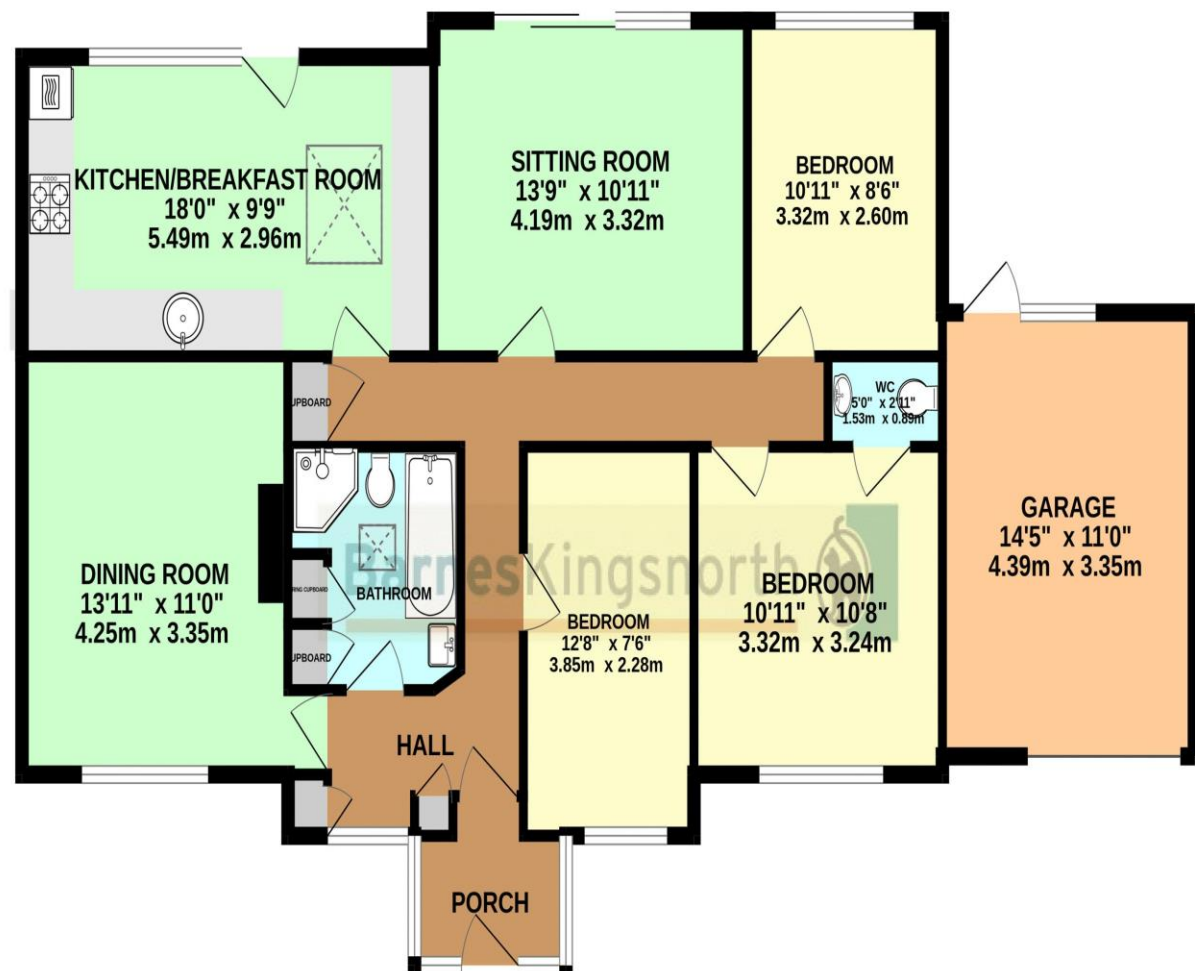


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

Barnes Kingsnorth



GROUND FLOOR
 1183 sq.ft. (109.9 sq.m.) approx.



RODNEY AVENUE TONBRIDGE

TOTAL FLOOR AREA : 1183 sq.ft. (109.9 sq.m.) approx.

Whilst 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Rodney Avenue, Tonbridge, kent, TN10 4JR

£565,000 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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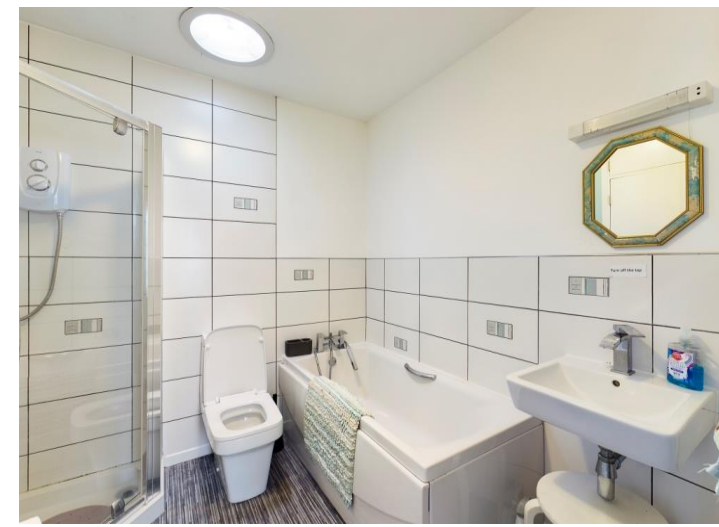
THE PROPERTY

Modernised and refurbished this fabulous, detached bungalow could be just the new home you are seeking! Located in a highly sought after residential road this property has no onward chain and is ready and waiting for new owners to move straight in. Spacious and versatile accommodation all one level with rooms radiating off the entrance hall. The dining room has an aspect over the front of the property. The contemporary kitchen/breakfast room, bright and spacious is fitted with a comprehensive range of stylish storage cupboards and worktops, well planned with everything to hand to create those culinary masterpieces! All appliances are included here too! Bring the outside in through the sliding patio doors overlooking the rear garden from the sitting room with ample room for comfy seating to relax, the perfect space to watch nature and the changing seasons. There are three bedrooms, two with fitted wardrobe cupboards and the primary bedroom with its own en-suite cloakroom, and a smartly fitted family bathroom with crisp white suite and including a bath plus a separate shower cubicle.

OUTSIDE

The property enjoys a wide frontage with plenty of driveway parking plus a garage and a neat and easily maintained garden to the front of the property and a fully enclosed, generous and mature rear garden with a plethora of shrubs and plants for the keen gardener to enjoy or just to sit, relax and enjoy the wildlife and peace and quiet.

AGENTS NOTE: The property enjoys gas central heating and double glazing throughout.



THE LOCAL AREA

Rodney Avenue is a favoured residential cul-de-sac, being ideally situated approximately 1.75 miles distant from Tonbridge town centre, on the north-eastern side of the town with open countryside near by. Local shops at Martin Hardie Way and Woodlands Primary School are within easy walk and busses pass conveniently along the Hadlow Road into town. Tonbridge is a thriving market town that offers an excellent range of shopping and recreational facilities. The town boasts a fine example of a Motte & Bailey castle built in the 13th century and set on the banks of the River Medway. The castle grounds adjoin Tonbridge sports ground with its indoor/outdoor swimming pool, cycle routes and sport pitches. Tonbridge mainline 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 M25 and easy access to a selection of renowned secondary, grammar and independent schools.

ROUTE TO VIEW

From our office in Tonbridge High Street, proceed northwards and at the first set of traffic lights turn right into the A26/Bordyke/Hadlow Road. Follow this road and after passing Higham Lane on the left-hand side, take the next left into Rodney Avenue where you will find the property 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.

Energy Efficiency Rating: C

Council Tax Band: E

Ref: T1305/V2

