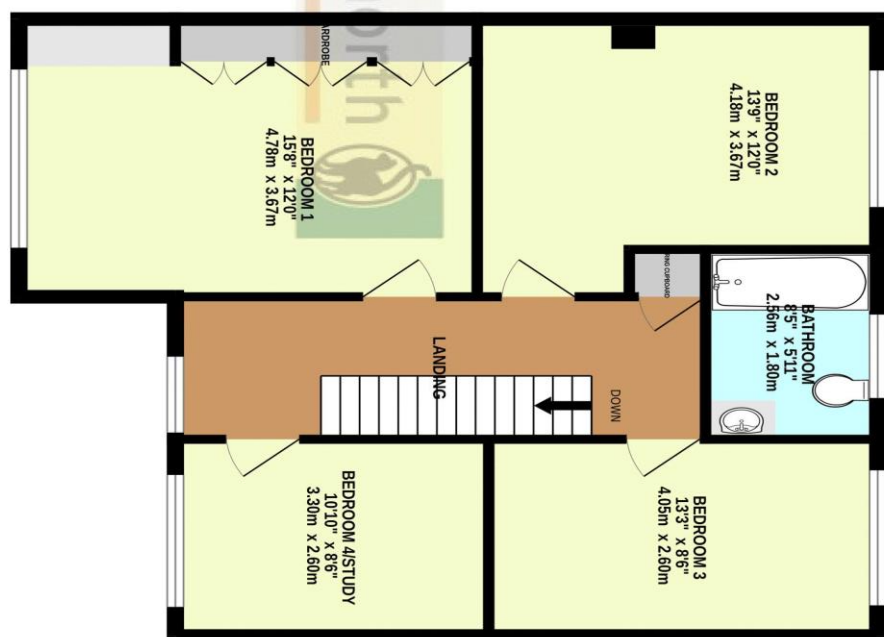


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

Barnes Kingsnorth



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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TOTAL FLOOR AREA: 1424 sq.ft. (132.3 sq.m.) approx.
 RIDGEWAY CRESCENT TONBRIDGE



Ridgeway Crescent, Tonbridge, Kent, TN10 4NR

£875,000 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

If you are looking for that special family home to really make your own, then look no further than this substantial older style detached house with unusually large garden. Positioned in a highly sought after north Tonbridge location this property offers extensive accommodation that will certainly suit the larger or growing family. Entrance door takes you into the entrance hall with useful understairs cupboard, a must for storing all the coats and shoes neatly out of sight! The bright and spacious sitting room lies to the front of the property and overlooks the front garden. Featuring a brick fireplace, this room offers room for comfy seating for the family to gather around the wood-burning stove on those winter evenings. There are also built in cupboards and shelving included here. The dining room overlooks the rear of the property, with double doors leading out onto the patio offering an excellent position to enjoy the changing seasons and watch the wildlife in the garden. The kitchen/breakfast room, accessed from the hall and currently fitted with oak style units, is ripe for restyling and could become 'the hub of the home' offering space for plenty of storage and worktops, you could create a layout for multi-tasking and keeping an eye on the children at play or those homework sessions. A handy downstairs cloakroom and utility lobby completes the ground floor accommodation. Stairs from the hall lead up to the first floor where you will find four good size bedrooms, Bedroom One with fitted wardrobe cupboards. The family bathroom, currently fitted with pale pink suite, bath, basin and WC offering an opportunity to remodel to your own specification.

OUTSIDE

Set back from the road the property enjoys an impressive frontage with ample driveway parking and well stocked front garden. There is an integral single garage with a personal door that leads out to the side of the property. The extensive rear gardens (over 300 ft tbc) are a feature at this property with large area of lawn, a plethora of mature trees and shrubs and a further area of vegetable garden with greenhouse. Paved patio seating area and further decked seating area to enjoy your very own slice of privacy. Whether you are an enthusiastic beginner, keen horticulturist or just want space for the children to let off steam, this garden will certainly tick the box!

AGENTS NOTE: Planning consent had been granted but has since lapsed.



THE LOCAL AREA

Ridgeway Crescent is a highly favoured residential road popular with families and professionals alike and is ideally situated for the town centre, mainline station and the many excellent schools. Tonbridge is a thriving market town that offers an excellent range of shopping and recreational facilities. The town is centred around the river Medway and features Kent's best example of a Motte & Bailey Gatehouse at Tonbridge Castle along with beautiful buildings at Tonbridge school. 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 with its indoor/outdoor swimming pool, cycle routes and sports pitches. 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 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, go straight across the first and second set of traffic lights onto the Shipbourne Road, A227, at the second roundabout turn right into The Ridgeway, take the fourth turning on the left, continue along and the property will be found on the left-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: E

Council Tax Band: F

