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Barnes Kingsnorth



Hazel Shaw, Tonbridge, Kent, TN10 3QD

£650,000 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

Offering plenty of space and well-appointed, versatile accommodation, this extended detached home, set within a favoured and ideal location, is perfect for the growing family. Just a short walk to Woodlands Primary School, open space, countryside walks and local amenities it ticks all the boxes! Entrance door with canopy leads into entrance hall with wood flooring and large cupboard for storing all the family paraphernalia plus a handy downstairs cloakroom with low level WC, wash hand basin and Karndean flooring. With aspect to the front there is the study/TV/family room with a feature cast iron open fireplace, perfect for relaxing with a book on those chilly winter evenings. The room has extensive fitted shelving and leads through double glass doors into the bright and spacious living room. Enjoy the changing seasons and watch the wildlife through the bi-fold doors overlooking the rear garden. Access from the hall into the fabulous hand-built kitchen/breakfast room which is sure to be the hub of the home! It includes all appliances and has ample storage and working space to create those culinary masterpieces along with Karndean flooring and skylight windows. Keep all the laundry tucked out of sight in the handy utility room. Stairs from the hall take you up to the first floor where you will find the three good size double bedrooms plus the family bathroom fitted with crisp white suite and including bath with shower over. A space-saving staircase leads up to the second floor where there is a generous loft room, currently used for hobbies/office.

OUTSIDE

A neat and easily maintained front garden with brick paved drive provides ample room for several cars. The garage, having been incorporated with the re-modelling work, with up and over door, now provides a useful storage area for all the family bikes etc. and houses the wall mounted central heating boiler. The delightful rear garden is fully enclosed and provides both privacy and seclusion. There is space and lawn for the children to let off steam and its westerly aspect makes it perfect for cultivating plants if you're a budding horticulturist or for simply enjoying a quiet coffee on the terrace.



THE LOCAL AREA

Hazel Shaw is located on the northern side of the town, approximately 1.5 miles from the town centre and conveniently situated for local shops, amenities and open space. There are popular primary schools in the vicinity and bus services run into Tonbridge town centre which offers an excellent range of secondary and grammar schools. Tonbridge is a thriving market town boasting a fine example of a Motte & Bailey Norman 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. Tonbridge offers an excellent range of schools both state and independent together with a good range of shopping and recreational facilities. There is a mainline station with services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes.

ROUTE TO VIEW

From our office in Tonbridge High Street proceed to the first set of traffic lights go straight across at the second set of traffic lights go straight across into the Shipbourne Road (A227). At the first roundabout proceed straight over and again at the second roundabout. Continue along passing Sainsbury's Local on the right-hand side and take the left-hand turn into Hazel Shaw where the property will be found along on the left-hand side identified by our For Sale board.

PLEASE NOTE: In accordance with Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy 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 customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: F

