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Barnes Kingsnorth

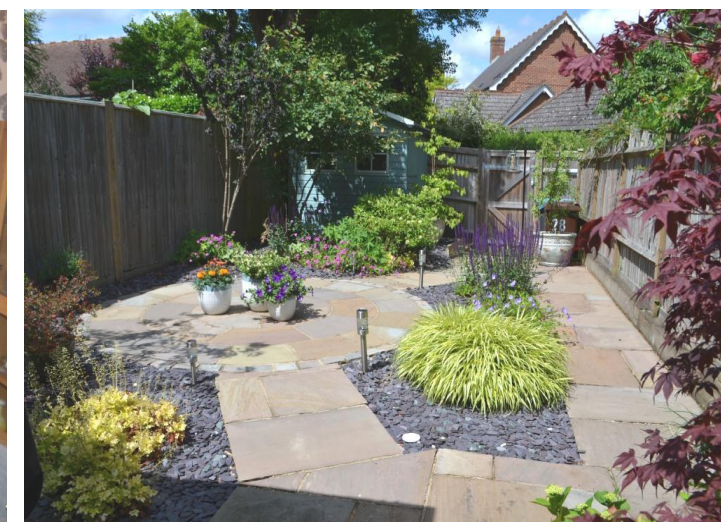


HAYDENS MEWS TONBRIDGE

TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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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Haydens Mews, Tonbridge, Kent, TN9 1PZ

£525,000 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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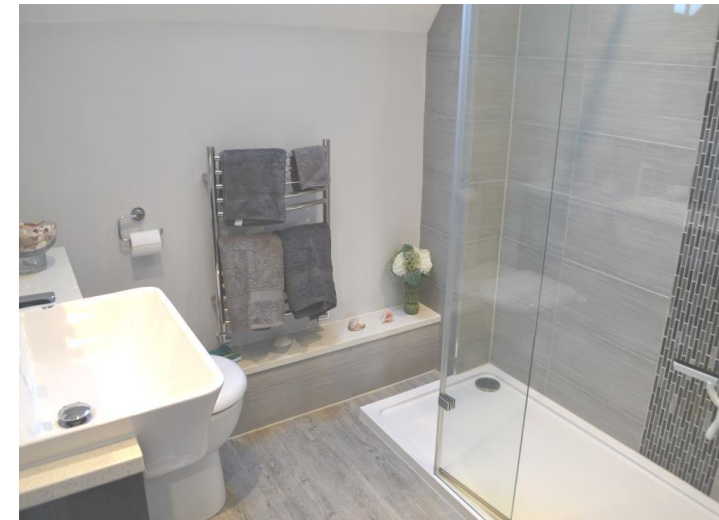
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THE PROPERTY

The Haydens is one of Tonbridge's most sought-after addresses being a select development just off Yardley Park Road. The WOW factor certainly applies to this captivating and luxurious property ideal for today's professionals or those wishing to take life easier but still be within walking distance of the main line station and amenities and the well planned, light and airy immaculately presented accommodation will certainly appeal. Entrance door takes you into the entrance hall with smartly fitted cloakroom/utility room which includes handy laundry and storage cupboards. A light and airy sitting room provides ample room for comfy seating around the feature fireplace and leads into the more formal dining room. Chic wooden flooring flows throughout the whole length of this bright and spacious room and a door leads into the fully fitted luxury kitchen with lots of granite worktop and storage space perfect for creating those culinary masterpieces! Easy care and stylish vinyl flooring is an added bonus. Bring the outside in from the conservatory or just relax whilst watching the changing seasons as you sip your morning coffee. Stairs from the hall take you up to the first floor where you will find the two good size double bedrooms both with fitted wardrobe cupboards plus the luxury shower room fitted with crisp white suite and contemporary double walk-in shower.

OUTSIDE

Enjoy the easily maintained landscaped secluded fully enclosed rear garden, a real feature at this property with well planned mature planting and attractive hard landscaping for that relaxing glass of wine on the patio at dusk. The garden also includes the shed. There is an attractive area of garden to the front and parking in a garage en-block. With Tonbridge main line station just a simple walk away this delightful home can be the perfect choice for the commuter or for those later in life but still enjoying a quick jaunt up to the West End for shopping and show which will always appeal!



THE LOCAL AREA

Situated in Conservation Area of Haydens Mews, just off Yardley Park Road, one of the most popular residential roads in Tonbridge, this delightful Mews style property, is most conveniently located within walking distance of the town and mainline station. Tonbridge is a modern yet historic market town surrounded by glorious countryside and with parts dating back to Saxon times. It is centred around the Medway river 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. Modern day life focuses on the many, excellent Private and State Schools and the easy commute to London Bridge, Cannon Street and Charing Cross. There is an excellent range of shopping with two markets in the town - one held every Saturday and the popular Kent Farmers' Market on the second Sunday of each month. Plenty of recreational facilities in the area along with Tonbridge sports Ground which provides swimming pool, tennis courts, riverside walks and cycle paths. As well as stations at both Tonbridge & Hildenborough, the property is well positioned for access to the A21 leading onto the M25 towards London and the south coast.

ROUTE TO VIEW

From our office in Tonbridge High Street, proceed in a northerly direction and at the first set of traffic lights turn right into Bordyke/Hadlow road A26 and at the next set of traffic lights proceed onto the Hadlow road. Take the left hand turning into Yardley Park Road and then take the first left into The Haydens. Proceed past the left hand turning to "The Haydens, Evens 10-50", then take the next turning on the left into "Haydens Mews". The allocated parking will be seen directly in front of you. The property is located to the right of this parking and the front entrance is approached via a pedestrian walkway.

PLEASE NOTE: In accordance with the Money Laundering Regulations, we are 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 customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: C

Council Tax Band: E

Ref: T1320/326062/V1

