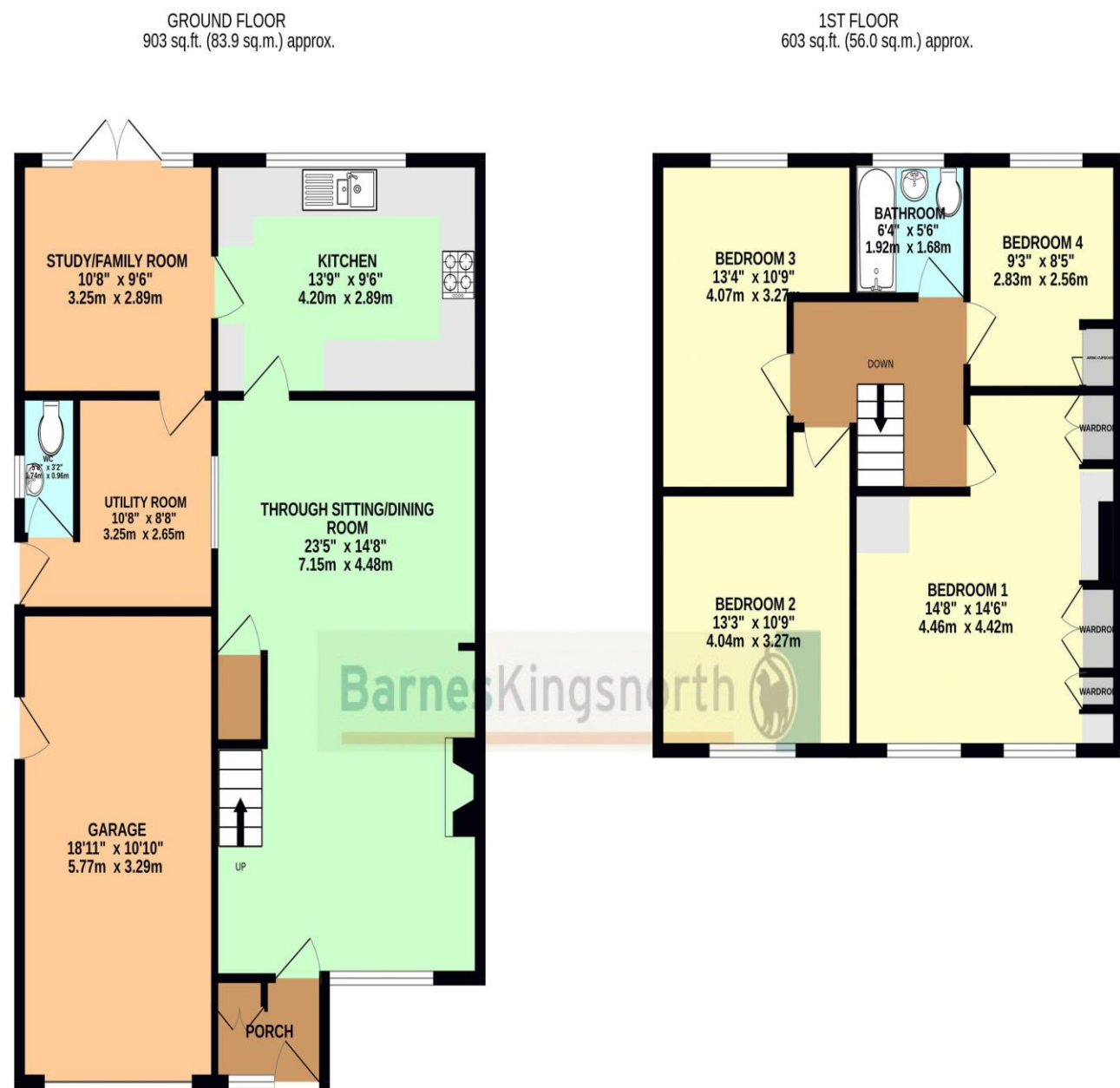


**Barnes Kingsnorth offices at:**  
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# Barnes Kingsnorth



Barnes Kingsnorth

DARWIN DRIVE TONBRIDGE

TOTAL FLOOR AREA : 1505 sq.ft. (139.9 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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**Darwin Drive, Tonbridge, Kent, TN10 4SA**

**£579,950 Freehold**

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

Let the family spread out in this super extended semi-detached home. Ideally positioned for local amenities and schools plus close to woodland walks and open space for the children to let off steam! Entrance porch leads into the 23'5 x 14'8 through sitting/dining room, bright and spacious with ample room for comfy seating around the fireplace and a more formal space for the family to gather and chat about the day over family supper in the dining area. A glazed door takes you through into the well planned contemporary kitchen with more than enough stylish working and storage space to create those culinary delights for the family and for entertaining. Keep all the laundry tucked away in the useful utility room plus a handy downstairs cloakroom is a must for every busy household. A study/playroom/family room with double glazed double doors leads out into the delightful rear garden. A great space to watch the changing seasons and wildlife from the comfort of your armchair! Stairs from the sitting room lead up to the first floor where you will find four good size bedrooms plus the family bathroom modern, smart and fitted with a crisp white suite.

### OUTSIDE

Plenty of room for all the family vehicles on the block-paved driveway plus a useful garage for storing all the bikes and family paraphernalia! The delightful rear garden is fully enclosed with mature shrubs and an area of lawn for the children to play plus a terrace to enjoy that morning cup of coffee or evening glass of wine after a hectic day! If you're looking for that family home with some extra space in an ideal location close to local amenities then this super semi really ticks all the boxes!



### THE LOCAL AREA

Darwin Drive is located just over 2 miles from Tonbridge town centre on the northern side of the town. An area popular with families, offering local shops and amenities at both York Parade and Martin Hardie Way, along with open space and woodland walks nearby. There are popular primary schools in the vicinity and the property is within the catchment area of both secondary and grammar schools. Tonbridge is a modern, yet historic town with a mainline station for commuting as well as excellent shopping and recreational facilities. The town dates back to Saxon times and 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 opportunity 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.

### ROUTE TO VIEW

From our office in Tonbridge High Street, proceed northwards across two sets of traffic lights onto the Shipbourne Road, (A227), continue straight over two roundabouts, passing York Parade shops on the left-hand side and take the second right turning into Whistler Road. Then take the first right into Darwin Drive and the property will be found on the left hand side.

*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 name and proof of address (utility bill) for each customer. BKEA employs the services of Smartsearch to verify the identify and residence of purchasers.*

**Energy Efficiency Rating: D**

**Council Tax Band: D**

**Ref: T1324/328021/V3**

