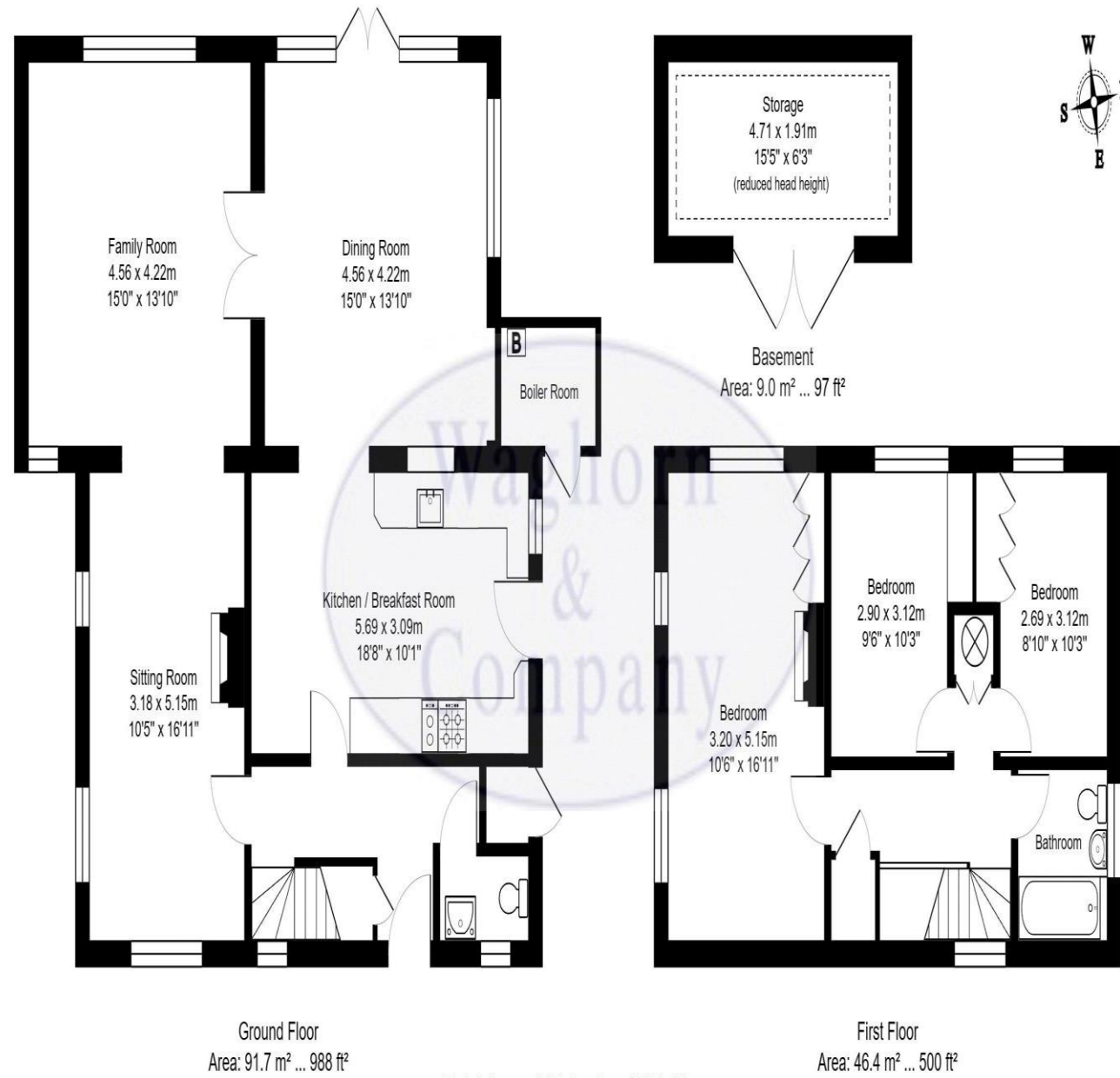


**Barnes Kingsnorth offices at:**

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



**Bounds Oak Way, Tunbridge Wells, Kent, TN4 0TW**

**£785,000 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 grown and spread in this super-size family home conveniently placed for local schools and amenities with gentle and uninterrupted views over the downs. The entrance door leads to the entrance hall with ample room to store away all the family coats and shoes. The double aspect sitting room has a feature tiled fireplace, more than enough space for comfy seating and retains that cosy feel. An archway leads through to the bright and spacious family room a versatile space to be used however required! There is also the more formal space of the dining room, perfect for entertaining or for the family to gather around the table over the evening meal. A generous sized fully fitted kitchen/breakfast room provides ample working and storage space to create those culinary masterpieces and the range style cooker is included too! Completing the ground floor accommodation is the handy cloakroom, a must for every busy family! Stairs lead to the first floor where you will find the three good size bedrooms all with fitted wardrobes. The family bathroom is currently fitted with a white suite and has a shower over the bath, this could be restyled to create a luxurious retreat!

### OUTSIDE

Ample driveway parking will certainly appeal to the growing family! The generous rear garden is laid to lawn, perfect for the children to let off steam and is amply stocked with mature shrubs and trees so plenty of room to exercise those green fingers. There is a terrace overlooking the garden beyond to enjoy that evening glass of wine after a hectic day. If you're looking for a good size family home conveniently situated that with imagination and flair could become your forever home then this property really ticks all the boxes.



### THE LOCAL AREA

This substantial property is in an ideal location for easy access to the A21, mainline station at Tonbridge and the renowned secondary, grammar and independent schools in the area. Tonbridge is just over a mile away, a modern, yet historic town that offers an excellent range of shopping and recreational facilities. The town also boasts 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, cycle routes and football/rugby pitches.. so plenty of opportunity for keeping fit! In the other direction is Southborough with local shops, amenities and wonderful walks through the common. A few miles further on will find you in Tunbridge Wells with a fantastic selection of restaurants, coffee shops, bars and the picturesque Pantiles. The mainline station at Tonbridge offers fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes.

### ROUTE TO VIEW

From Tonbridge station proceed southwards, at the first roundabout go straight across into Quarry Hill Road. Proceed straight over the next roundabout, up the hill and then over the flyover onto London Road, continue along and take the right turn into Birchwood Crescent follow round into Bounds Oak Way 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 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: E**

**Council Tax Band: F**

