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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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Old Hadlow Road, Tonbridge, Kent, TN10 4EY

£825,000 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 it's all about space & location, then this substantial family semi will certainly appeal. Situated in a favoured, residential road, the property has countryside walks nearby, local amenities within an easy walk and offers scope to extend as well! Entrance door into entrance hall with understairs cupboard and cloakroom off. Stripped pine flooring flows through the hall and into the super, open plan Kitchen/breakfast/dining room overlooking the garden. Stretching the width of the house, this 'hub of the home' is a comprehensively fitted 'Neptune' kitchen with Shaker style units & plenty of wooden worktops... perfect for those baking afternoons and when entertaining. There is a double, Belfast sink' and space for the full compliment of kitchen appliances. A dividing breakfast bar provides for those quick snacks and the dining area has double doors out to the garden, so perfect for summer-time parties and when all the family gather. Currently there is a wide opening into the Sitting room which is light & airy with wide window & aspect to the front. There is a working fireplace and lots of room for comfy seating along with a door back into the hallway. The open plan layout works well for busy family life but there is always the option to re-configure if separate space is required. Stairs from the hall take you up to the first floor where you will find the three double bedrooms and one single bedroom together with the stylish family bathroom fitted with crisp white suite including bath with shower over.

OUTSIDE

There is a neat front garden and ample parking for all the family vehicles is provided on the driveway plus a garage... most useful for storing away bikes and other family paraphernalia! The rear garden is generous in size (190' length) and includes a plethora of mature shrubs and trees. A large area of lawn offers space for the children to let off steam and ample opportunity to exercise those green fingers or to landscape to create your perfect outside space. Included in the sale is the super size summerhouse. Given its ideal location and spacious immaculately presented accommodation this super family home really does tick all the boxes!

AGENT'S NOTE Previous planning permission (now lapsed) for demolition of the garage and double storey extension as well as ground floor extension at the rear.



THE LOCAL AREA

Situated in the favoured residential location of Old Hadlow Road this family house is within walking distance of local shops at Martin Hardie Way and approximately 1.5 miles from Tonbridge High Street and MLS. Tonbridge is a modern, yet historic town dating back to Saxon times, 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 mainline 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 easy access to the town's renowned secondary, grammar and independent schools along with Tonbridge School Centre offering superb sporting & gym facilities nearby!

ROUTE TO VIEW

From our office in Tonbridge High Street, proceed northwards and turn right at the traffic lights into Bordyke which leads onto the Hadlow Road. Continue along on this road and just past Higham Lane on your left, take the right hand turning into Old Hadlow Road where 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: D

Council Tax Band: E

