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# Barnes Kingsnorth



**Hartfield Close, Tonbridge, Kent, TN10 4JP**

**£650,000 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

If you're looking for single level living, located in a convenient and sought after position, then this spacious bungalow should surely appeal! Situated on a large corner plot, the well-maintained accommodation is very versatile and offers the opportunity to switch the layout to suit your needs. There is a lovely light & airy living room with large picture window & door to the garden along with fireplace & gas fire (currently disconnected) Door from here directly to a bedroom which could easily be a further reception room if required. The kitchen is also at the rear of the property and is comprehensively fitted with a range of units & worktops and includes a fitted double oven, gas hob & extractor. There is space for a dishwasher and fridge, practical vinyl flooring and easy access to the garden. The handy, utility room is a real plus and ideal for laundry days! The master bedroom benefits from an en-suite shower room and there are two further rooms at the front of the property.... one is presently used as a Dining room and the other as a third bedroom. Completing the accommodation is the neatly fitted bathroom with walk-in shower.

### OUTSIDE

Low maintenance, block-paved driveway & parking to the front with access on both sides to the rear. The large 'wrap-around' garden is a real feature of the property being landscaped with a generous patio, plenty of lawn for children or pets to play, areas with shrubs & plants and a veg garden too! There is a garden shed and a Potting Shed/Greenhouse..... ideal for the gardening expert or enthusiastic beginner!



### THE LOCAL AREA

Hartfield Close is located approximately 2 miles distant from Tonbridge town centre on the northern side of the town. A popular area with local shops at Martin Hardie Way just across the road and open space and woodland walks close by. There is a favoured Primary School within walking distance and the property is within the catchment area of both secondary and grammar schools. Tonbridge is a modern yet historic town and 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. There is a mainline station with fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good road links to the A21/M25 and the south coast, the location of this property ticks all the boxes!

### ROUTE TO VIEW

From our office in Tonbridge High Street proceed northwards. At the first set of traffic lights turn right into Bordyke, which then becomes the Hadlow Road. Take the fourth turning on the left into Higham Lane and then take the third turning on the right into Hartfield Close. The property will be found at the far end of the cul-de-sac.

*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: C**

**Council Tax Band: E**

**Ref: T1336/421090/V2**

