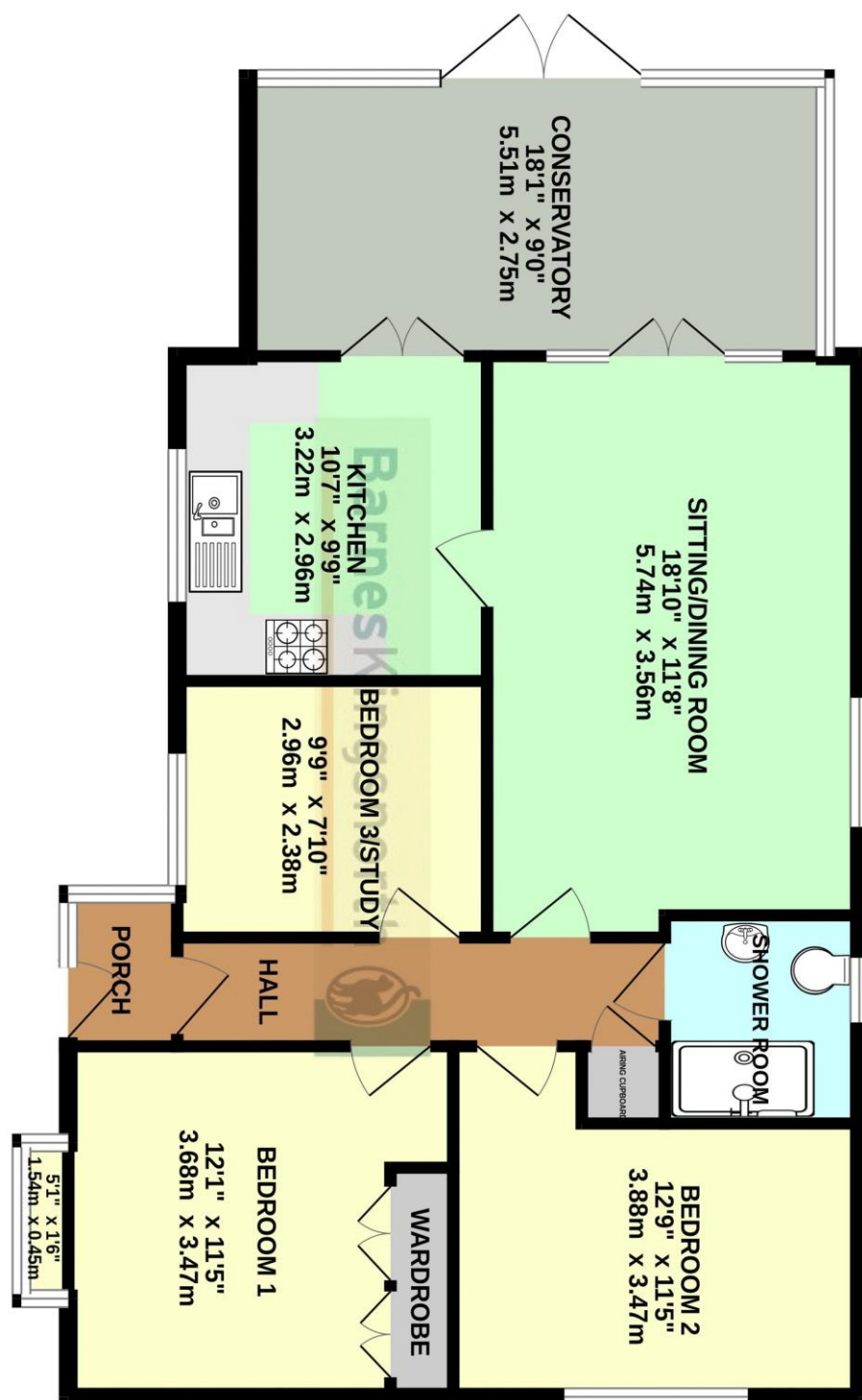


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

Barnes Kingsnorth



GROUND FLOOR
 949 sq.ft. (88.2 sq.m.) approx.

COLIN BLYTHE ROAD TONBRIDGE
 TOTAL FLOOR AREA: 949 sq.ft. (88.2 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 seller has been tested and no guarantee as to their operability or efficiency can be given.
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Colin Blythe Road, Tonbridge, Kent, TN10 4LB

£599,950 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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3



1

THE PROPERTY

Looking for ground floor living and a great location? Then, take a look at this well presented, detached bungalow in sought after area of North Tonbridge, close to local shops, first class schools and amenities. The entrance door and porch lead into the light hallway from which the rooms radiate off. A bright and spacious open plan sitting/dining room lays to the rear of the property with feature fireplace with ample space for comfy seating and a more formal area for dining. Double doors open out into the conservatory which runs along the entire rear of the property and boasts an attractive wood effect laminate floor. The fully fitted kitchen is well planned with neutral colour, 'Shaker Style' cupboards providing ample storage and working space and has a useful easy-care and attractive tiled floor. Double doors from here also open into the conservatory.... the perfect space to watch the seasons change and the wildlife in the rear garden. Bedroom One, a double room, overlooks the front of the property and includes a range of fitted wardrobes. Bedroom Two, also a double, houses the airing cupboard and Bedroom Three/Study is a single room and overlooks the front of the property. The fully tiled, stylish and easily maintained shower room completes the accommodation boasting a generous walk-in shower and white hand basin, WC and a practical, tiled floor.

OUTSIDE

Neat frontage with low wall and path to front door and area of parking. The fully enclosed rear garden is easily maintained with paved slabs and areas of slate on which to display pots and features or let your creative side run wild and create your own slice of tranquility! With its superb location for schools and local amenities and its beautiful presentation and excellent proportions this super bungalow should feature on your 'to view' list!



THE LOCAL AREA

This attractive detached bungalow is situated in a highly sought after residential location convenient for local shops at Martin Hardie Way, Woodland Walks and with regular bus services into Tonbridge town centre. Tonbridge is 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! Tonbridge mainline station with fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good road links to the A21 and easy access to the secondary and grammar schools, the location of this property will certainly tick the box.

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 Borden/Hadlow Road A26 and at the next set of traffic lights onto the Hadlow Road. After approximately 1 ¼ miles, turn left into Estridge Way and follow the road around, bearing right at the top, then take the left-hand turning into Colin Blythe Road where the property will be found on the left-hand side.

PLEASE NOTE: In accordance with 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 (utilitybill) for each customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: C

Council Tax Band: D

Ref: T1341/421092/V2

