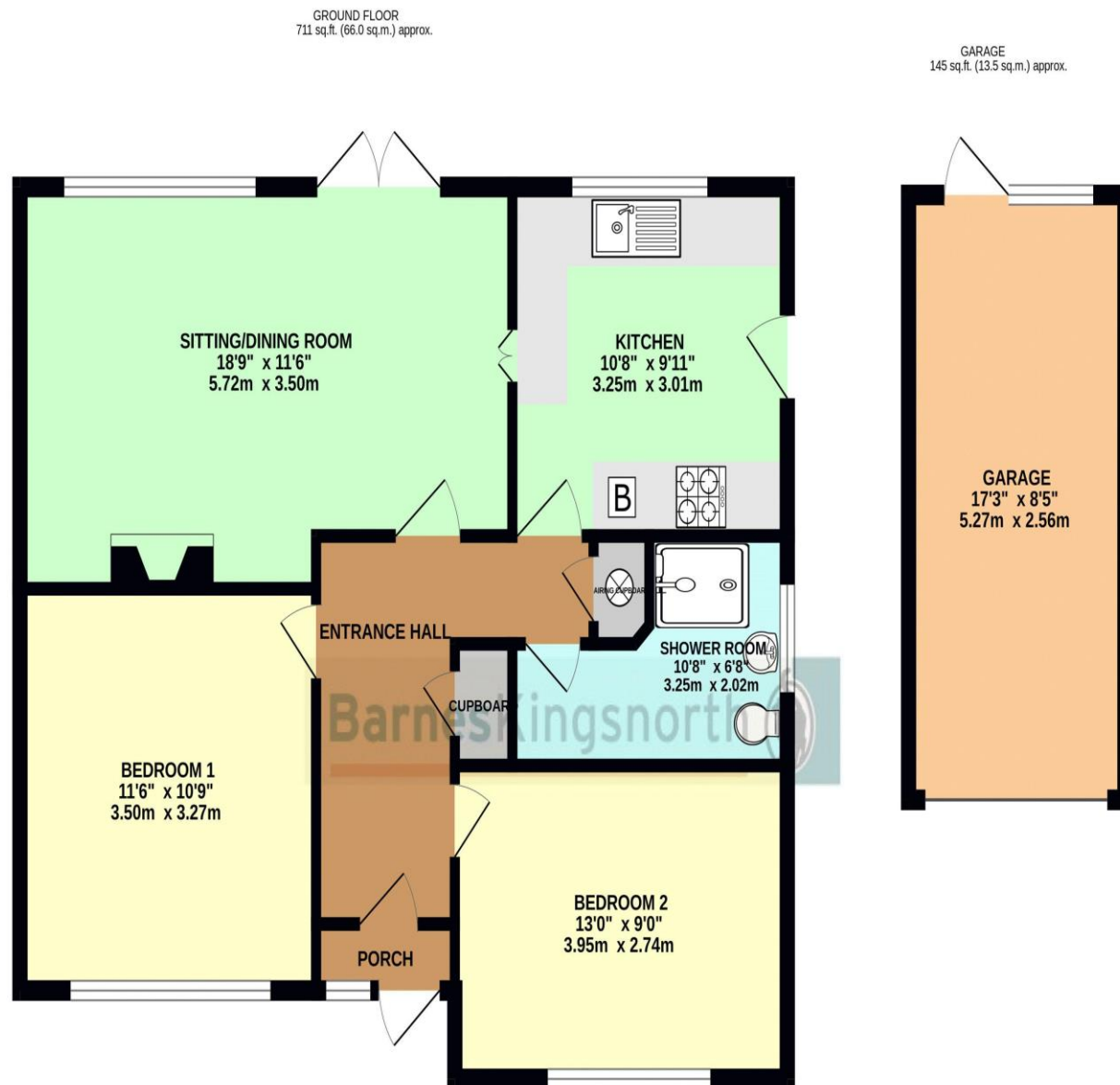


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

Barnes Kingsnorth



DENBEIGH DRIVE, TONBRIDGE

TOTAL FLOOR AREA : 856 sq.ft. (79.5 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.
 Made with Metropix ©2024



21 Denbeigh Drive, Tonbridge, Kent, TN10 3PW

£485,000 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.



1



2



1

THE PROPERTY

Well positioned in favoured location, this well presented semi-detached bungalow will certainly appeal. Entrance door leads into spacious entrance hall with handy full height cupboards and rooms radiating off. The two bedrooms are both good size doubles both with aspect to the front of the property. The living/dining room, bright and spacious is a great size with ample room for both comfy seating around the feature York stone fireplace with gas fire and a separate area for dining table. Double doors open directly onto the rear garden the perfect place to sit and watch the wildlife and the changing seasons. The fitted kitchen includes electric oven and 4-ring gas hob as well as the gas boiler and has easy-care vinyl flooring and ample storage and working space to create those culinary delights! Completing the accommodation is the shower room, fitted with white suite and including the walk in Aqualisa power shower.

OUTSIDE

Neat frontage with low wall and easily maintained lawn area. Driveway parking for several cars leading to the detached garage. There is a 7KW Type 2 Electric Charging point in situ. The fully enclosed generous rear garden has an extensive lawned area, mature shrubs and plants to exercise those green fingers and a garden shed and patio area.



THE LOCAL AREA

Denbeigh Drive is located on the northern side of the town, approximately 1.5 miles from the town and conveniently placed for local shops, amenities and open space. There are popular primary schools in the vicinity and bus services run to Tonbridge which offers an excellent range of secondary and grammar schools. Tonbridge is a thriving market town boasting 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. Tonbridge offers an excellent range of schools both state and independent, a good range of shopping and recreational facilities. There is a mainline train station with services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes.

ROUTE TO VIEW

From our office in Tonbridge High Street proceed to the first set of traffic lights go straight across at the second set of traffic lights go straight across onto the Shipbourne Road A227. At the first roundabout proceed straight over, and again at the second roundabout. Upon reaching the Sainsbury's Local, turn right into Harvest Road and then at the T junction turn right into Denbeigh Drive. Follow the road around the left-hand bend and the property will be found along on the right 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 (utility bill) for each customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: D

Ref: T1345

