

**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



**College Avenue, Tonbridge, Kent, TN9 2NR**

**£495,000 Freehold**

Viewings strictly by appointment with the agent  
Tel: 01732 771616  
[www.bkestateagents.com](http://www.bkestateagents.com)



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### THE PROPERTY

Here is a home that has been loved in the past and is anxious to be loved once again! The perfect opportunity for those with imagination and flair to create their ideal home! Conveniently placed this bungalow offers so much potential with flexible accommodation. Front door opens into the hall where you will find the handy cloakroom. The kitchen, currently fitted with wall & base units and worktops with stainless steel sink has a door leading to the garden. A good size light and bright sitting/dining room with bay window and includes a feature stone fireplace and a door through into the inner hall which includes a useful storage cupboard. There are three good size bedrooms and the family bathroom fitted with cream suite and including bath with shower over completes the accommodation.

### OUTSIDE

The garden wraps around the property and being fully enclosed offers potential to create your own stylish slice of privacy and an opportunity for keen gardeners to start from scratch! The property also has the benefit of a detached garage. This bungalow offers so much scope to be transformed and with its ideal location, spacious, flexible accommodation and prospect of an exciting project, it should certainly feature on your 'to view' list.

### THE LOCAL AREA

College Avenue is ideally situated in a residential area popular with families for schools, Tonbridge mainline station and Tonbridge town centre. Tonbridge offers an excellent range of schools both state and independent, together with historic Tonbridge school. Tonbridge also offers an excellent range of shopping and recreational facilities and has its own Medieval castle with the river Medway flowing through the sports ground with an indoor/outdoor swimming pool. Tonbridge mainline station offers services to Charing Cross and Cannon Street, the journey taking approximately forty minutes. Easy access can be afforded to the A21 London/Hastings Road, that in turn leads onto the M25 motorway.

### ROUTE TO VIEW

From our office in Tonbridge High Street proceed southwards at the first roundabout go straight across, at the second roundabout go straight across, at the third roundabout turn right into Brook Street and take the turning just past the college into Shakespeare Road which turns into Burns Crescent which turns into College Avenue and the property will be found on the right-hand side.

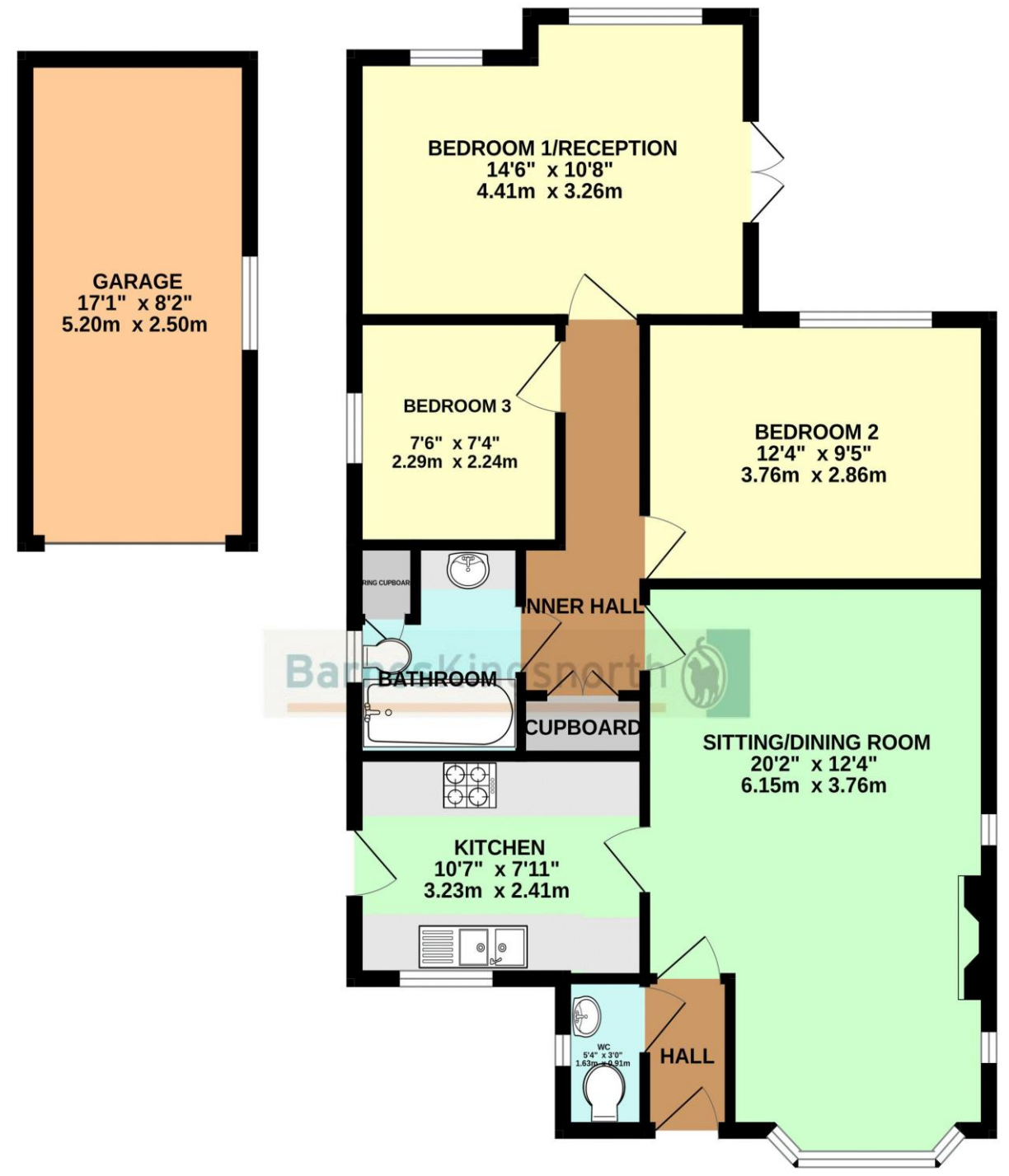
*PLEASE NOTE: In accordance with Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each customer. BKEA employs the services of Smartsearch to verify the identify and residence of all purchasers.*

**Energy Efficiency Rating: D**

**Council Tax Band: D**

1ST FLOOR  
140 sq.ft. (13.0 sq.m.) approx.

GROUND FLOOR  
769 sq.ft. (71.4 sq.m.) approx.



COLLEGE AVENUE TONBRIDGE

TOTAL FLOOR AREA : 909 sq.ft. (84.4 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.  
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**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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