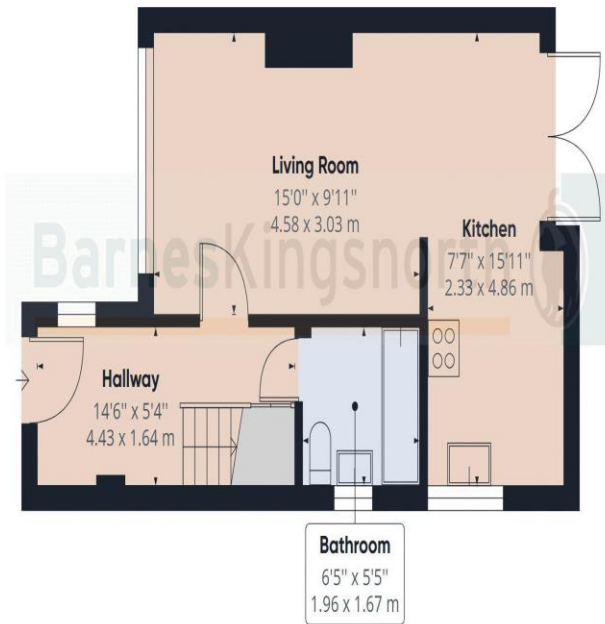
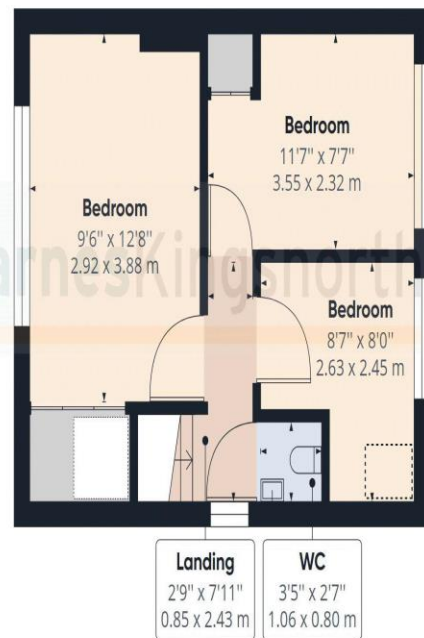


**Barnes Kingsnorth offices at:**  
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# Barnes Kingsnorth



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

694.72 ft<sup>2</sup>

64.54 m<sup>2</sup>

Reduced headroom

4.98 ft<sup>2</sup>

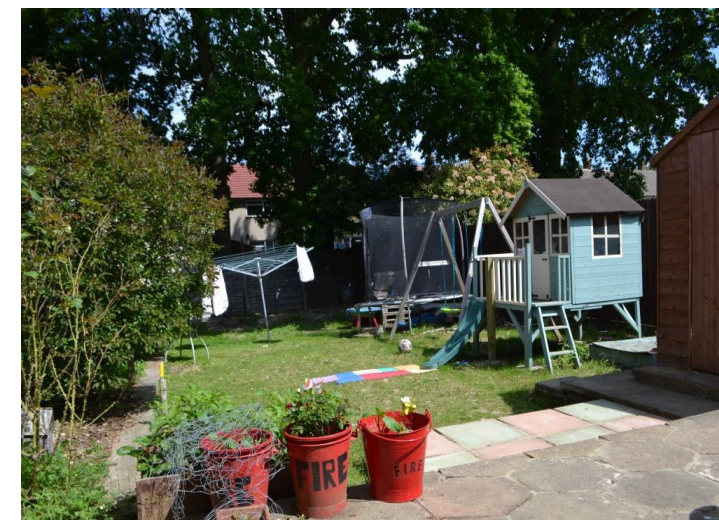
0.46 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**Darwin Drive, Tonbridge, Kent, TN10 4SD**

**£450,000 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



3



1

## THE PROPERTY

Ideally placed for local amenities and a selection of primary schools this super family home offers well presented accommodation perfect for the growing family. Entrance door leads into the entrance hall with door leading to the open plan bright and spacious sitting room/dining room/family room. The sitting area with aspect to the front has ample space for comfy seating and relaxing. Stylishly presented this room leads into the generous dining/family room. Tucked off this room is the newly fitted kitchen, well planned and providing ample storage and working surfaces to create those culinary delights and includes a five ring gas hob, electric oven and extractor. Off the hallway is the ground floor bathroom fitted with crisp white suite and including bath (with shower over) basin and WC. Stairs, from the hall, lead up to the first floor where you will find two double bedrooms and a single bedroom. The current owners have created a useful cloakroom to the first floor with basin and WC.

## OUTSIDE

Ample parking to the front of the property is provided on the brick paved driveway and there is a side gate leading to the fully enclosed and good size rear garden. Currently laid to lawn and with a patio area this is a great opportunity to exercise those green fingers or to restyle to become your perfect outside sanctuary. With its convenient location and well presented, well planned family accommodation this lovely property should feature on your 'to view' list!



## THE LOCAL AREA

Darwin Drive is located just over 2 miles distant from Tonbridge town centre on the northern side of the town. An area popular with families, offering local shops and amenities at both York Parade and Martin Hardie Way. There are popular primary schools in the vicinity and the property is within the catchment area of both secondary and grammar schools. The area also benefits from open space and is within easy access of Tonbridge, a modern, yet historic town so ideally placed for the main line station and commuting to London as well as excellent shopping and recreational facilities. The town dates back to Saxon times and is 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 main line station offers fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes.

## ROUTE TO VIEW

From our office in Tonbridge High Street, proceed northwards across two sets of traffic lights onto the Shipbourne Road, (A227), continue straight over two roundabouts, passing York Parade shops on the left-hand side and take the second right turning into Whistler Road. Then take the second right into Darwin Drive and the property will be found on the left-hand side at the end.

*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 formally agreed. We will require one form of identification 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: T1347/326030/V2

