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Barnes Kingsnorth



23 Colin Blythe Road, Tonbridge, Kent, TN10 4LD

£425,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01732 771616
www.bkestateagents.com



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THE PROPERTY

This 2 bedroom, semi-detached bungalow has the potential to make a super home for viewers of every age. A good size property in a favoured location, just waiting for the new owner to come along and put their own stamp on it. Subject to the necessary consents there is scope for further ground floor extension/adaptations and perhaps go up into the roof too! Requiring modernisation, the current accommodation comprises: Entrance porch, entrance hall, two bedrooms with fitted wardrobes and aspect to the front, spacious through living/dining room (over 22' with sliding doors to garden and a generous kitchen/breakfast room with fitted cupboards & worktops. There is a small glazed lobby off the kitchen and a fully tiled bathroom and separate cloakroom completes the picture.

OUTSIDE

Low maintenance frontage with lawn and pathway to front door. Driveway leading to carport and garage with access to the rear. Ready to be loved again the 'south easterly' aspect garden is fully enclosed and boasts a beautiful Magnolia Tree. Whether you a keen gardener or just want to create a tranquil oasis, this garden offers scope & potential.

THE LOCAL AREA

This attractive detached bungalow is situated in a highly sought after residential location convenient for local shops at Martin Hardie Way, Woodlands Primary School 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 build 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!

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

GROUND FLOOR
1113 sq.ft. (103.4 sq.m.) approx.
(INCLUDES GARAGE AND CARPORT)



COLIN BLYTHE ROAD TONBRIDGE

TOTAL FLOOR AREA: 1113 sq.ft. (103.4 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.

Ref: T1348/420101/V4

