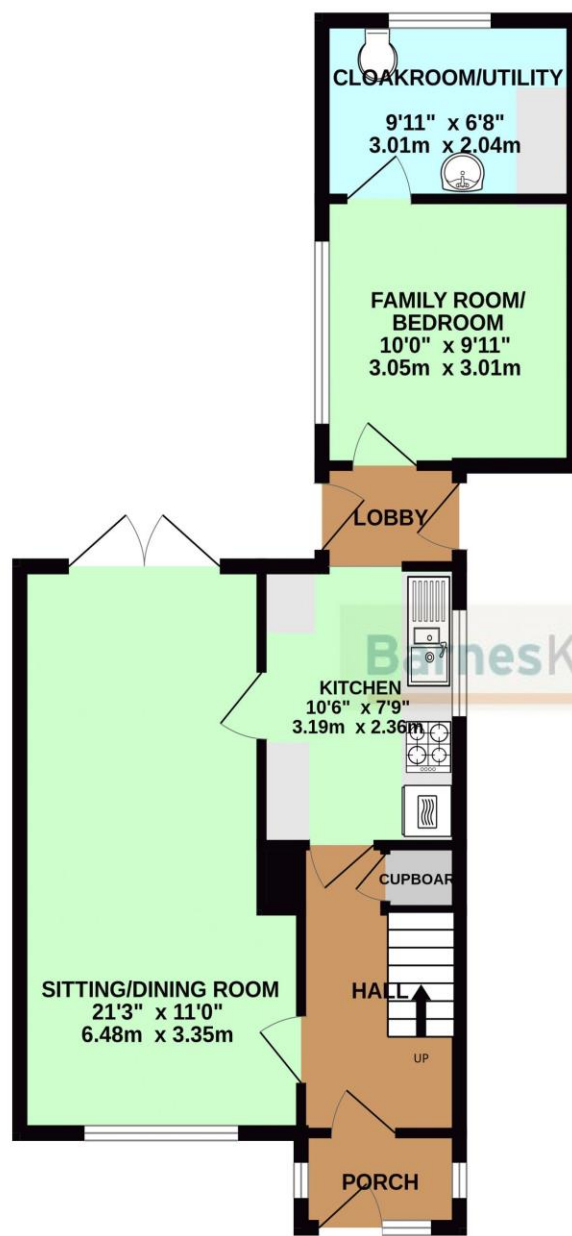


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

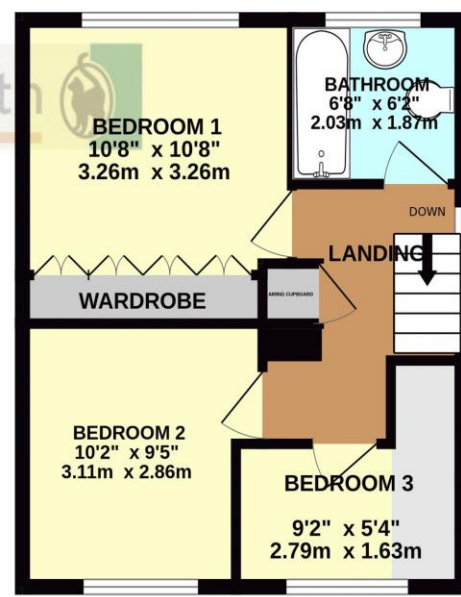
Barnes Kingsnorth



GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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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Knight Road, Tonbridge, Kent, TN10 4AL

£399,995 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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THE PROPERTY

This super semi-detached property has been brought to the market with family living in mind with an extended ground floor with flexible layout to suit modern family living and set in a superb location for local schools, amenities, woodlands and open spaces nearby. Plenty of WOW factor here with its immaculately presented stylish accommodation. Entrance porch and entrance door lead you into a light and bright hallway with door into the through sitting/dining room beautifully presented and of excellent proportions. Ample room here for a separate comfy seating area plus a more formal dining area perfect for the family to gather over the evening meal. From the hall, a door to the contemporary and stylishly fully fitted kitchen with cream 'Shaker style' units and wooden worktops providing ample storage and working space for all those culinary delights! A crisp white inset sink, a smart built in hob with extractor over and handy eye-level electric oven are included! Hardwearing tiled floor designed with the busy family in mind. A lobby area takes you through into the family room/bedroom, great for storing all the family paraphernalia out of sight and leading into the cloakroom/utility room, a handy must for the busy family. This could be reconfigured as a shower room if required. Stairs from the hall lead up to the first floor where you will find the three good size bedrooms, two double and one single and the modern family bathroom fitted with crisp white suite, fully tiled and with easy-care flooring.

OUTSIDE

A neat and easily maintained front garden with off road parking. The rear garden is fully enclosed and predominantly laid to lawn, great space for the children to let off steam, bordered by beds with mature trees and shrubs and with a decked patio area perfect for the family BBQ'S when the sun shines! A useful garden shed is also included in the sale. This move-in ready family home with its stylish contemporary accommodation and placed its great location should surely feature on your 'to view' list!



THE LOCAL AREA

Knight Road is located just over 2 miles distant from Tonbridge town centre on the northern side of the town. A popular area for families, offering local shops and amenities at both York Parade and Martin Hardie Way. There are popular primary schools close by 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 & 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. Continue along the road and take the third turning on the right into Knight Road where the property will be found on the right hand side.

PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now 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 purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: C

Ref: T1349/V2

