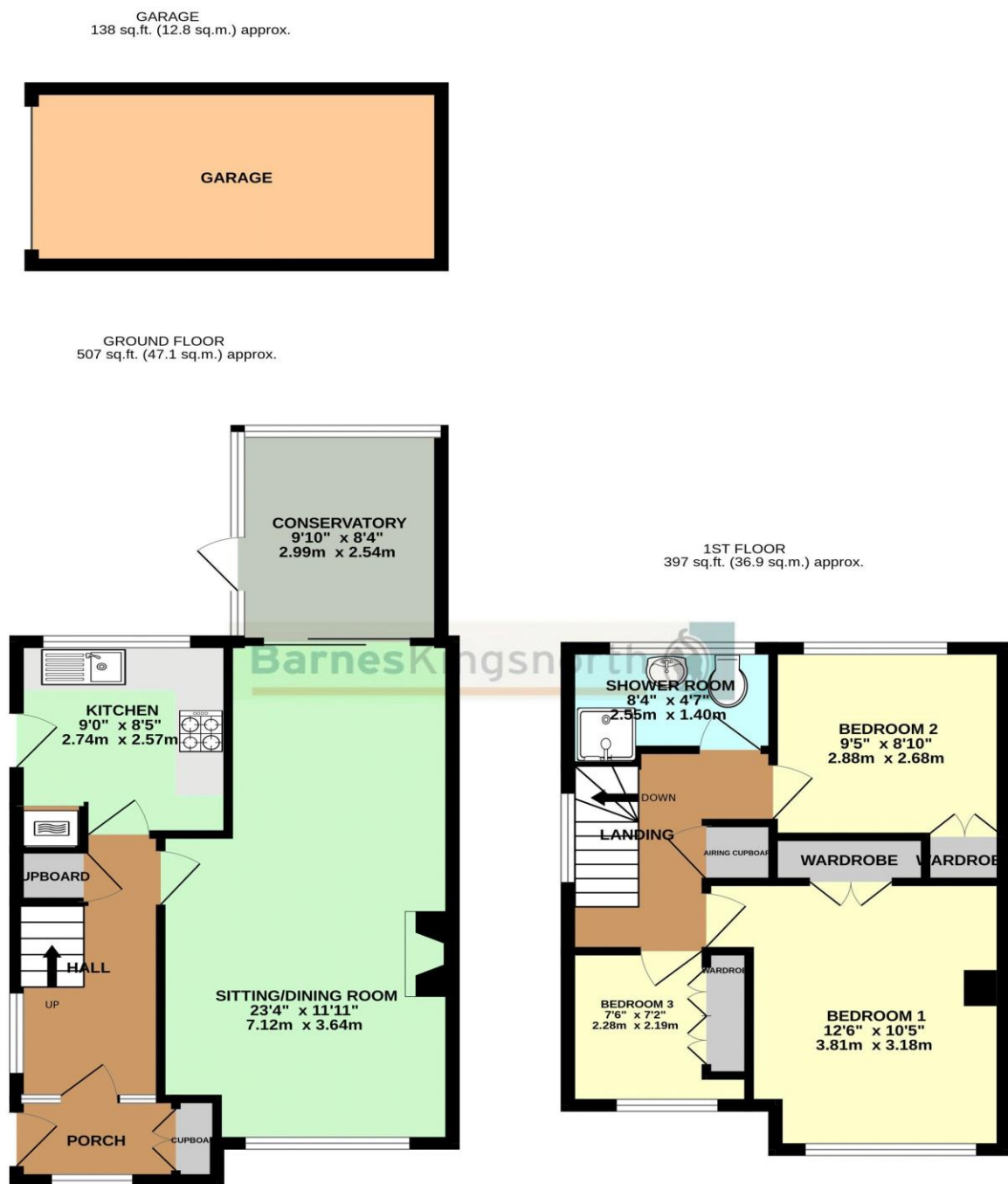


**Barnes Kingsnorth offices at:**  
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# Barnes Kingsnorth



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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.



**Parkway, Tonbridge, Kent, TN10 4RA**

**£480,000 Freehold**

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



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### THE PROPERTY

If you are looking for a family home to really make your own, then look no further! Its not often that opportunities like this come along - even less often they come along on a large corner plot in such a popular and sought after, perfect location for growing families. With some restyling and updating this super semi with room for extension could become your perfect family home for years to come and is being offered For Sale with the benefit of NO CHAIN! The entrance porch leads to a light and bright hallway with plenty of storage space to tidy all the family coats and shoes from sight! The through sitting/dining room is light and airy and of excellent proportions with ample room for a separate comfy sitting area and a more formal dining area, perfect for the family to gather around the table and when entertaining too. Double glazed sliding doors lead out into the conservatory providing further useful family space and bringing the outside in.... enjoy watching the seasons change and the wildlife from your easy chair. The kitchen is fitted with base units and wall cupboards and is now ready for some updating to design your perfect space to create all those family culinary delights. Stairs, from the hall lead up to the first floor where you will find the two good size double bedrooms and the single bedroom plus a modern, fully tiled and fitted with a crisp white suite family shower room with separate shower cubicle.

### OUTSIDE

A spacious garden wraps around the property with more than enough space for further extension, subject to the usual consents. A generous area of lawn for the children to let off steam and many mature shrubs and plants for those of you wishing to exercise your green fingers! There is a patio area to relax and unwind and a detached garage (approached via Hopgarden Road) together with off road parking. Boasting a superb location for local schools, amenities and access to nearby countryside and woodland walks, this spacious family home should certainly appeal.

**AGENTS NOTE:** The property has the benefit of Cavity Wall Insulation.



### THE LOCAL AREA

Parkway is located just over two miles distant from Tonbridge town centre on the northern side of the town. A popular area for families, offering local shops and amenities at Martin Hardie Way. There are popular primary schools close by 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 crossing over the traffic lights and taking the Shipbourne Road (A227) proceed over the first roundabout, take the right turn into The Ridgeway at the second roundabout and second left into Royal West Kent Avenue. Take the first left into Salisbury Road and second left into Hopgarden Road and No. 1 Parkway will be found on the left-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: E**

**Ref: T1350/424050/V1**

