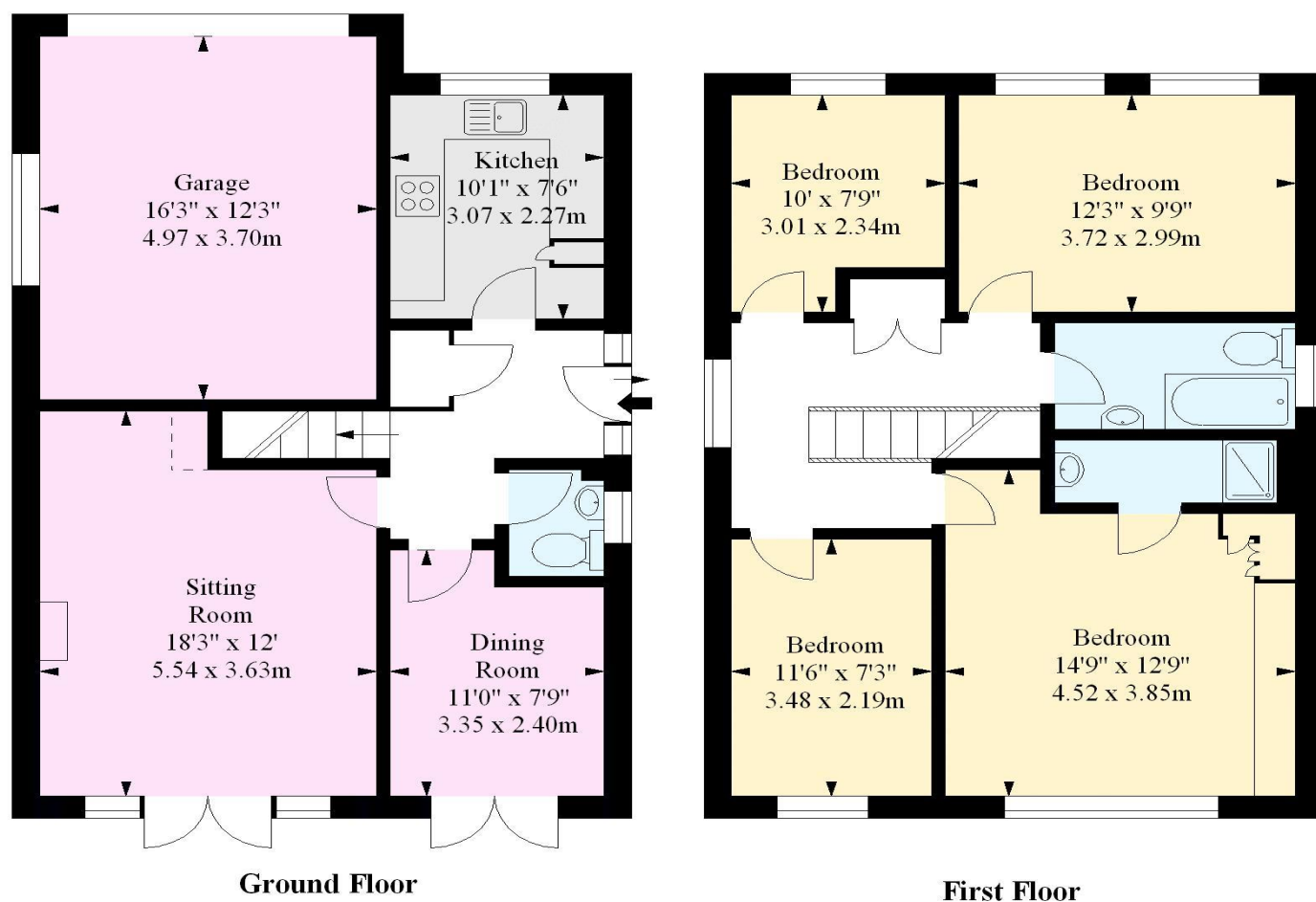


**Barnes Kingsnorth offices at:**  
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# Barnes Kingsnorth



**Wells Close,  
 Tonbridge Kent, TN10 4NW**  
 Approx. Gross Internal Area \*  
**1307 Ft<sup>2</sup> - 121.38 M<sup>2</sup>**  
 (Including Garage)



**Illustration For Identification Purposes Only. Not To Scale**  
 \* As Defined by RICS - Code of Measuring Practice  
 © International Floorplans.  
 Tel 0094 115 345958  
 www.ifpl.lk



**Wells Close, Tonbridge, Kent, TN10 4NW**

**£750,000 - Freehold**

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

If it's all about location then this detached, family house, situated in a sought-after cul-de-sac just off The Ridgway will certainly tick the box! The phrase 'Spick & Span' can certainly apply to this much loved home with well planned accommodation presented in excellent order. Entrance canopy to side with front door leading to light & airy entrance hall with handy, storage cupboard and neat cloakroom. At the rear is a spacious sitting room with feature fireplace and double doors out to the patio & garden along with a separate dining room which also enjoys double doors to the garden. With aspect to the front the kitchen is comprehensively fitted with a good range of storage cupboards & worktops along with space for slide in electric cooker, washing machine, fridge & freezer. Ceramic tiled flooring and crisp white wall tiling adds to the fresh & bright feel. Stairs from the hall to the first floor where you will find the master bedroom with range of fitted wardrobes & en-suite shower room along with 3 further bedrooms and family bathroom. Having been exceptionally well-maintained, the property offers the opportunity to 'move straight in' but also potential to re-style in your own time.

### OUTSIDE

Neatly presented frontage with lawn & shrubs and driveway parking leading to integral garage with electric roller door. The garage also houses the gas boiler. Pathway access to side entrance and gated access to the rear. The garden is fully enclosed and terraced with attractive timber & steel balustrade as a feature. There is a ground level patio, steps to low maintenance area with paving & gravel and further steps up to the lawn. A small timber shed is also included.



### THE LOCAL AREA

The property is situated in a favoured residential road, just off The Ridgway and is popular with families & professionals. It is conveniently located for the mainline station, Tonbridge town centre and the excellent selection of schools the town offers. Tonbridge also has a good range of shopping, amenities and recreational facilities for all ages. Tonbridge boasts a fine example of a Motte & Bailey Norman castle built in 13th Century and set on the banks of the River Medway. The castle grounds adjoin Tonbridge sports ground with its indoor/outdoor swimming pool so there is plenty of opportunity for keeping fit. The mainline station provides services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. East access can be afforded to the A21 leading onto the M25 towards London or the south coast.

### ROUTE TO VIEW

From our office in Tonbridge High Street proceed northwards, at the first set of traffic lights go straight on and at the second set proceed straight across and continue along the Shipbourne Road (A227). Go straight across the first roundabout and at the second roundabout turn right into The Ridgway, take the fourth turning on the right into Wells Close and the property 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: F**

Ref: T1351 /424090/V2

