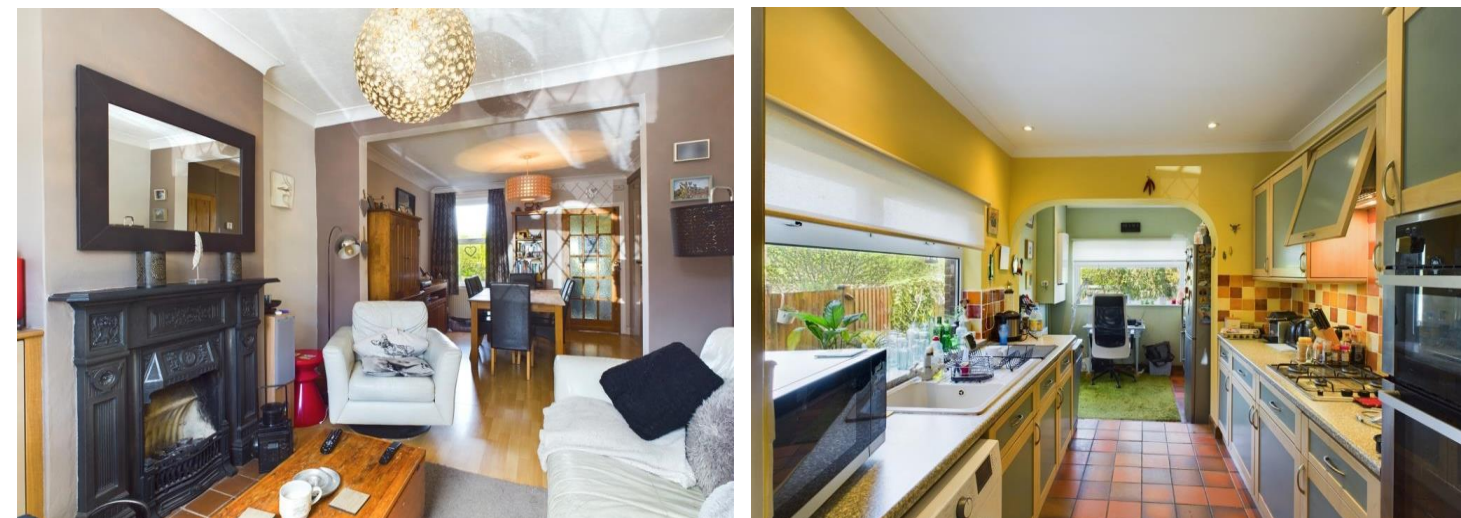


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

Barnes Kingsnorth



HECTORAGE ROAD, TONBRIDGE, KENT, TN9 2DH
 TOTAL FLOOR AREA : 904 sq.ft. (84.0 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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Hectorage Road, Tonbridge, Kent, TN9 2DH

£425,000 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.



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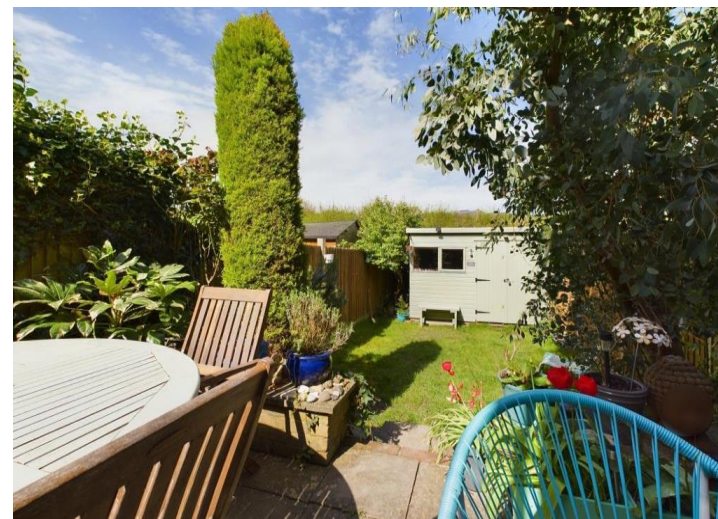
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THE PROPERTY

Occupying a fine position in a sought-after area on the southern side of the town conveniently located for the town centre, main line station and schools, this bay fronted, older style semi-detached family home combines character features with contemporary living to create a charming and beautifully presented property of excellent proportions. The front door leads into a light and bright entrance hall with stairs leading to the first floor. A door opens into the through sitting/dining room. Bright and spacious with leaded light bay window to the front and providing ample room for comfy seating gathered around the feature cast iron fireplace with quarry tiled hearth. An archway leads through to the dining area with room for the whole family to gather around the dining table and a great space for entertaining. Easy care laminate flooring flows through the living/dining room and there is a window to the rear and a glazed door leading to the fully fitted kitchen. The kitchen is equipped with stylish base units with worktops and wall cupboards providing ample room for storage and working space to create those favourite family meals! There is a hardwearing and easily maintained quarry tiled floor another charming character feature. An archway leads through to the handy breakfast area. Stairs from the hall lead up to the first floor where you will find the two double bedrooms, bedroom one with fitted wardrobe cupboards and a feature cast iron fireplace and the single bedroom to the rear of the property plus the fully tiled family bathroom fitted with crisp white suite, shower over the bath and easy-care stylish flooring.

OUTSIDE

The front garden has been adapted to provide that all-important off-road parking and a side gate leading to the rear garden which is fully enclosed providing seclusion with a paved patio area to enjoy that cup of morning coffee. There is an area of lawn, perfect for the children to let off steam or for those of you with green fingers! A useful garden shed is included in the sale. This move-in ready home features both modern amenities and architectural character in a fantastic location and will certainly appeal to families and professionals alike!



THE LOCAL AREA

Perfectly placed for busy professional and family life this home is just a short walk away from the heart of Tonbridge, a modern, yet historic town. A stone's throw to the main line station, it is also close to excellent schools, shopping and recreational facilities. The town, which dates back to Saxon times, 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 opportunities 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. There are good road links to the A21 and easy access to the town's renowned secondary, grammar and independent schools.

ROUTE TO VIEW

From our offices in Tonbridge, proceed southwards, at the first roundabout continue straight across, taking the next turning on the left into Priory Road, continue along into Goldsmid Road and take the first turning on the left 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: C

