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# Barnes Kingsnorth



**Streamside, Tonbridge, Kent, TN10 3PU**

**£775,000 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

Here is a super family home which, welcomes you in from the moment you open the front door! Beautifully presented, the spacious accommodation and layout will certainly appeal. Stylish entrance hall with solid wood flooring leads into the lovely light & bright sitting room, enjoying dual aspect and both windows are fitted with white shutters. The wide opening into the fabulous kitchen/family room is perfect for when all the family gather or you are entertaining. Expansive and filled with light, there is plenty of space for dining and double doors opening into the gardens invite the outside in on pleasant days. The superb kitchen is comprehensively fitted with heaps of storage and clean quartz worktops along with integrated Siemens appliances of two ovens, microwave/combi oven, coffee grinder/maker and two fridge/freezers as well as a fitted dishwasher and Insinkerator hot water tap.... So everything you need for those culinary delights & baking afternoons! Porcelain flooring flows into the large utility room, providing additional storage with space & plumbing for a washing machine and tumble drier beneath a sink unit and there is a cupboard housing the water softener and gas boiler - a pressurised system with a booster tank located in the garage. The cloakroom (a must for families) completes the ground floor. The attractive, galleried landing gives access to the four bedrooms and family bathroom (re-fitted in 2020). There is an en-suite shower to the master bedroom and there are three further double rooms.

### OUTSIDE

A block paved driveway gives access to the double garage, with electric doors and side access to the rear gardens, a haven for wildlife with beautiful shrub & flower planting and an area of lawn. A large patio to the rear provides a spacious outside entertaining area with large fitted gazebo and there is a garden store for the necessary equipment.

**AGENT NOTE** The garden to the left hand side of the house, has been adopted & cleared of overgrown planting and a summer house & Greenhouse have been erected and a further area of lawn with shrubs created by the current owners, this area is not included within the title of Number 12.



### THE LOCAL AREA

Streamside is located on the northern side of the town, approximately 1.5 miles from the town and conveniently placed for local shops, amenities and open space. There are popular primary schools in the vicinity and bus services run to Tonbridge which offers an excellent range of secondary and grammar schools. Tonbridge is a thriving market town boasting a fine example of a Motte & Bailey Norman Castle built 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. Tonbridge offers an excellent range of schools both state and independent, a good range of shopping and recreational facilities. There is a mainline train station with services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes.

### ROUTE TO VIEW

From our office in Tonbridge High Street proceed to the first set of traffic lights go straight across at the second set of traffic lights go straight across onto the Shipbourne Road A227. At the first roundabout proceed straight over, and again at the second roundabout. Upon reaching the Sainsbury's Local, turn right into Harvest Road and right again into Wheatsheaf Way, turning left into Denbeigh Drive. Streamside is then the first turning on the right hand side.

*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: TBC**

**Council Tax Band: F**

