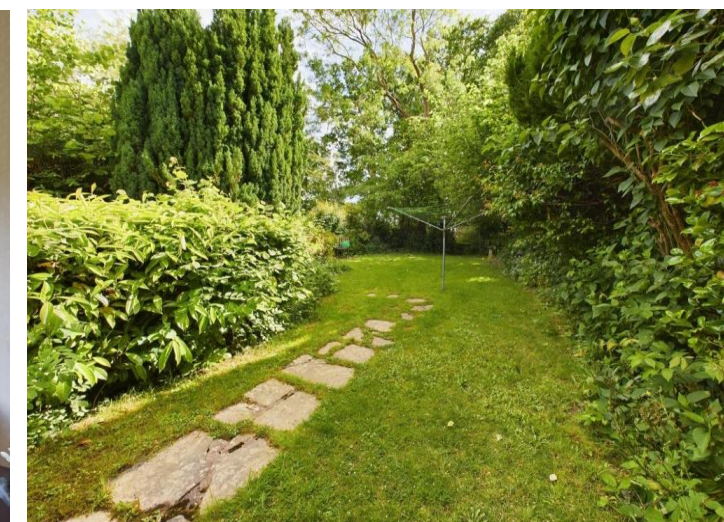


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

Barnes Kingsnorth



Nursery Close, Tonbridge, Kent, TN10 4JH

£450,000 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.



2



3



1

THE PROPERTY

Fantastic opportunity to create and style to own taste. This THREE-bedroom semi-detached property, a much-loved family home, is now ready to open its doors to a new family. Spacious entrance hall gives access to the good sized through living room, with space for comfy seating and wide opening through to the dining area which enjoys patio doors out to the garden. Together, the rooms are ideal for entertaining and when all the family gather. The compact kitchen, ready for a re-fit or maybe knock through to the dining area... provides space for all those essentials, with storage and worktop and door to rear garden. To the first floor two double bedrooms can be found together with a good size single room and the bathroom with white suite.

OUTSIDE

There is a long driveway, providing ample parking, leading to the detached garage. A patio adjoins the rear of the house, and steps lead up to a large area of lawn bounded by trees and shrubs, a haven for wildlife and perfect for budding garden enthusiasts. At the end of the garden is an extended wooded area overlooking allotments.

BEING SOLD WITH NO ONWARD CHAIN!



THE LOCAL AREA

Nursery Close is located approximately 2 miles distant from Tonbridge town centre on the northern side of the town. A popular area with local shops and amenities at nearby Martin Hardie Way and open space and woodland walks close by. There is a favoured Primary School within walking distance and the property is within the catchment area of both secondary and grammar schools. Tonbridge is a modern yet historic town and offers an excellent range of shopping and recreational facilities. The town also boasts 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, cycle routes and football/rugby pitches. There is a mainline station with fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good road links to the A21/M25 and the south coast, the location of this property ticks all the boxes!

ROUTE TO VIEW

From our office in Tonbridge High Street proceed northwards. At the first set of traffic lights turn right into Bordyke, which then becomes the Hadlow Road. Take the fourth turning on the left into Higham Lane and then the second turning on the left into Nursery Close. The property will be found on the left-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 purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: D

Ref: T1359/425082/V1

