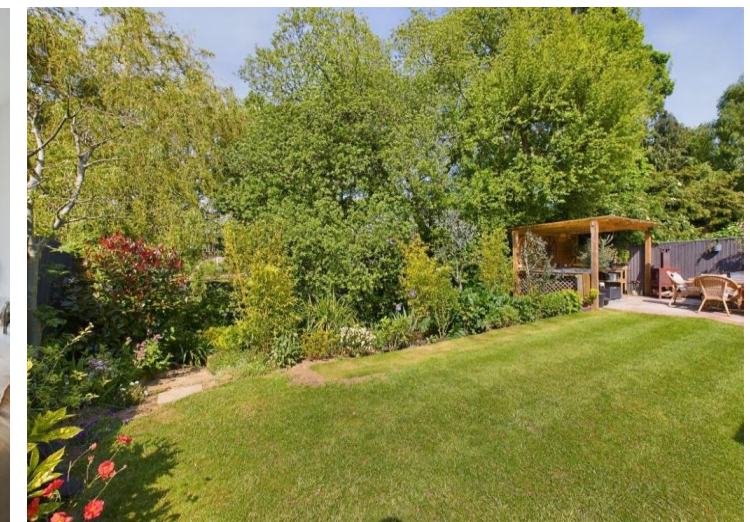


Barnes Kingsnorth offices at:

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

BarnesKingsnorth



Rodney Avenue, Tonbridge, Kent, TN10 4JR

£665,000 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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THE PROEPRTY

The WOW! factor certainly applies to this super detached bungalow which has been completely refurbished throughout and is presented in excellent order. The spacious rooms radiate off the attractive hallway with oak flooring that flows into the stylish, open plan living room. A fabulous living space with two sets of double doors opening to the garden, together with roof lantern, creating a lovely light & bright room for relaxing and entertaining. There is plenty of space for a large dining table too so perfect for when all the family gather. The contemporary, styled kitchen has been fully fitted with plenty of light grey units fitted beneath a woodblock work surface and includes all the integrated appliances for a smooth running home and indulging those culinary talents! To the front of the property you will find the bedrooms, a spacious master bedroom with en-suite shower and lovely bay window along with two further bedrooms. A beautifully fitted, luxury bathroom with both bath and walk in shower completes the picture.

OUTSIDE

Immaculate frontage with lawn, gravelled area for parking and neat path to the front door. The rear garden is an absolute delight, lovingly created with beautiful planting of shrubs and flowers bordering the lush green lawn. The stylish patio area with gazebo is that perfect spot for 'al fresco' meals with friends or a tranquil morning coffee whilst you plan your day. A haven for wildlife and birds, the garden is well screened with trees and there are wide steps down to Pen Stream at the bottom of the garden. Take a quiet moment, be still and you are sure to see the iridescent shimmer as a kingfisher flashes by!



THE LOCAL AREA

Rodney Avenue is a favoured residential cul-de-sac, being ideally situated approximately 1.75 miles distant from Tonbridge town centre, on the north-eastern side of the town with open countryside near by. Local shops at Martin Hardie Way and Woodlands Primary School are within easy walk and busses pass conveniently along the Hadlow Road into town. Tonbridge is a thriving market town that offers an excellent range of shopping and recreational facilities. The town boasts a fine example of a Motte & Bailey 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 sport pitches. Tonbridge mainline 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 M25 and easy access to a selection of renowned secondary, grammar and independent schools.

ROUTE TO VIEW

From our office in Tonbridge High Street, proceed northwards and at the first set of traffic lights turn right into the A26/Bordyke/Hadlow Road. Follow this road and after passing Higham Lane on the left hand side, take the next left into Rodney Avenue where you will find the property on the right 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.

Energy Efficiency Rating: C

Council Tax Band: E

Ref: T1358/425003/V1

