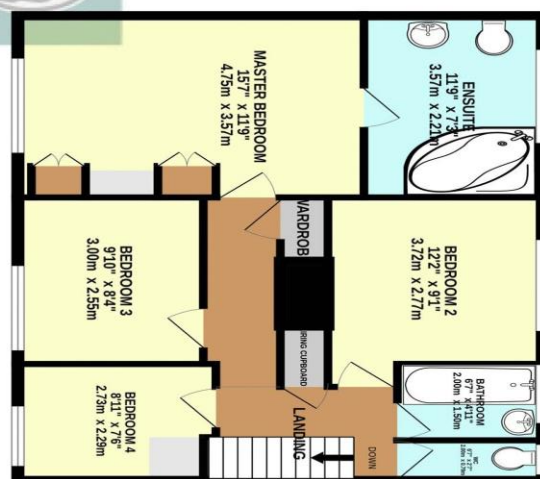
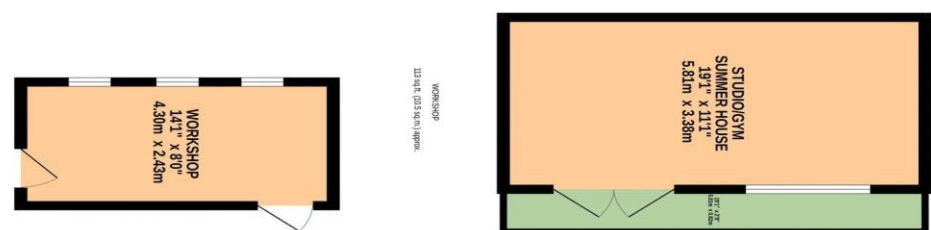


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

Barnes Kingsnorth



TOTAL FLOOR AREA: 2156 sq.ft. (200.3 sq.m.) approx.

ELMSHURST GARDENS TONBRIDGE

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.
 Made with Metropix ©2024



Elmshurst Gardens, Tonbridge, Kent, TN10 3RA

£699,950 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



5



3

THE PROPERTY

Brought to market with family living in mind this super-size extended semi-detached offers a flexible and versatile layout to suit family living and with its light and airy accommodation will certainly appeal to those with growing families! Entrance door leads into an entrance porch and in turn the generous hallway, plenty of room here for all those coats, shoes and school bags! There is a separate sitting room to the front of the property offering a cosy space for adult relaxing! The 'L' shaped kitchen/dining/family room wraps around the rear of the property and has multiple spacious living areas including an area for comfy seating, a generous dining area with bi-fold doors opening onto the rear garden, bringing the outside in, plus the stunning and stylish kitchen fitted with sleek units providing ample storage and working space to create those family suppers or for entertaining and all the necessary appliances are included here too! Stylish, hard-wearing and easily maintained oak effect flooring throughout the kitchen/dining area is the perfect choice for the busy family. Upon entry to this area the expansive space is flooded with natural light which pours in from the skylights. A lobby area takes you into the spacious luxury wet room, fully tiled and fitted with a crisp white suite. A door from the lobby also leads into Bedroom five, perfect space for those requiring ground floor living or a playroom where all those toys can be kept out of sight! A utility room, a handy must for every busy family completes the ground floor accommodation. Stairs to the first floor where you will discover the master bedroom to the front of the property, boasting impressive volume and proportions with its own spacious en-suite bathroom. There is also a family bathroom, fitted with white suite plus a separate WC and three further good size bedrooms.

OUTSIDE

Generous driveway providing ample off-road parking for all the family vehicles. The expansive rear garden is secluded and includes many mature shrubs and plants, a great opportunity for the budding horticulturist! There is a large area of lawn, perfect for the children to let off steam and a generous patio area on which to relax with that glass of wine of summer evenings. A useful studio/gym/summerhouse and separate workshop are also included in the sale. Viewing is essential to appreciate the excellent proportions and flexible accommodation this extended family home, set in a fantastic location, has to offer.



THE LOCAL AREA

Elmshurst Gardens is located just over 2 miles distant from Tonbridge town centre on the northern side of the town. An area popular with families, offering local shops and amenities at both York Parade and Martin Hardie Way, along with open space and woodland walks nearby. There are popular primary schools in the vicinity and the property is within the catchment area of both secondary and grammar schools. Tonbridge is a modern, yet historic town with a mainline station for commuting as well as excellent shopping and recreational facilities. The town dates back to Saxon times and 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 opportunity 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.

ROUTE TO VIEW

From our office in Tonbridge High Street, proceed northwards across two sets of traffic lights onto the Shipbourne Road (A227) and continue straight over two roundabouts, passing York Parade shops on the left-hand side and take the next left turning into Willow Lea take the second turning into Elmshurst Gardens and the property will be found on the left-hand side.

PLEASE NOTE: In accordance with the 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 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: C

Council Tax Band: E

Ref: T1363/426001/V1

