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BarnesKingsnorth



**Medway View, Three Elm Lane, Golden Green,
 Tonbridge, Kent, TN11 0BG**

£580,000 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 PROPERTY

Step inside this charming family home located close to open countryside. Having undergone extensive upgrades by the present owner, the property now offers stylish and immaculately presented accommodation of excellent proportions featuring contemporary amenities with a character feel. The entrance door takes you into the sitting room which is bright & spacious and yet, with the feature brick fireplace and wood burning stove, retains the cosy cottage feel. Also, to the front of the property you will find the stylish kitchen/breakfast room, fully equipped with a comprehensive range of pale grey units with wooden worktops providing ample storage and working space to create those family suppers and fabulous dinner parties, plus up-to-the-minute integral appliances are also included. Smart and easy-care wooden flooring flows from here through to the light and airy dining room with sliding doors into the conservatory, the perfect place to watch the wildlife and the changing seasons. A well-equipped utility room with everything to hand is an added benefit here and will certainly appeal to the busy family! Stairs rise from the hallway to the first floor where you will discover the three well proportioned bedrooms, the principal bedroom has its own en-suite shower room fitted with white suite and separate shower cubicle. The impressive size landing, which could be divided to provide a small box room if required, provides a superb opportunity for a useful study/reading area. The family bathroom, which completes the accommodation, is fitted with a crisp white suite and both easy-care and stylish flooring.

OUTSIDE

Ample off-road parking is provided to the front of the property. A delightful rear garden provides seclusion and tranquility and the mix of mature plants & trees an interest for the budding horticulturist. There is an area of lawn, perfect for the children to let off steam while the adults relax on the generous terrace. At the bottom of the garden is a store/shed and a further area of garden, ideal for a play area or veg garden. This charming family home offers both light and well-proportioned modern amenities with character and immaculate presentation all in a fantastic location and should definitely feature on your 'to view' list.



THE LOCAL AREA

Situated in the glorious Kent countryside, with many walks and open spaces on your doorstep and with local shops and amenities nearby at Martin Hardie Way this delightful home is perfectly placed. 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 and at the first set of traffic lights turn right into The Hadlow Road/Bordyke/A26 and in approximately 2 miles take the right hand turning (just by the BP Garage) into Three Elm Lane, signposted Golden Green. Proceed down the lane and into the village, pass the Bell Inn on your left-hand side, then continue on further and Medway View (slip road) 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: C

Council Tax Band: D

Ref: T1367/426071/V1

