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Barnes Kingsnorth



Northcote Road, Tonbridge, Kent, TN9 1UD

£400,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01732 771616
www.bkestateagents.com



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THE PROPERTY

Boasting a convenient position in South Tonbridge this terraced home is certain to appeal to professionals and young families alike. Entrance door takes you into the entrance hall, long and with high ceiling, typical of this period leading into the light and airy through living space. The sitting room which overlooks the front of the property has a feature fireplace and stripped wooden flooring which flows into the dining room - a good-sized room, so perfect for family mealtimes. The fitted kitchen is equipped with ample storage and ample wide working space for those culinary creations! There is an easy-care stylish tiled floor, and a lobby leads you into the downstairs cloakroom, handy for the growing family & guests. Ascend to the first floor where you will discover the main bedroom with fitted wardrobe cupboards and two further bedrooms, together with the family bathroom, with part tiled walls and a stripped wooden floor and fitted with crisp white suite and a shower over the bath.

OUTSIDE

There is a small area of garden to the front of the property and a tiled path, typical of this period. The delightful rear garden is fully enclosed offering privacy and seclusion and includes an area of lawn, perfect for the children to let off steam and a small area of paving outside the rear door. There is a generous garden shed which is included in the sale. Leave the car safely at home during the school run as this charming family home's location is perfect for the many renowned schools which are within walking distance, together with the main line station and High Street being just a stone's throw away. Ticking all the boxes this property should feature on your 'to view' list!

THE LOCAL AREA

Located in a favoured residential road popular with families and professionals alike, this traditional home is just a short walk from the heart of this modern, yet historic town so ideally placed for the mainline station and commuting to London as well as for 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 mainline station offers fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good links to the A21 and M25 and easy access to the town's renowned secondary, grammar and independent schools the location of this home ticks all the boxes.

ROUTE TO VIEW

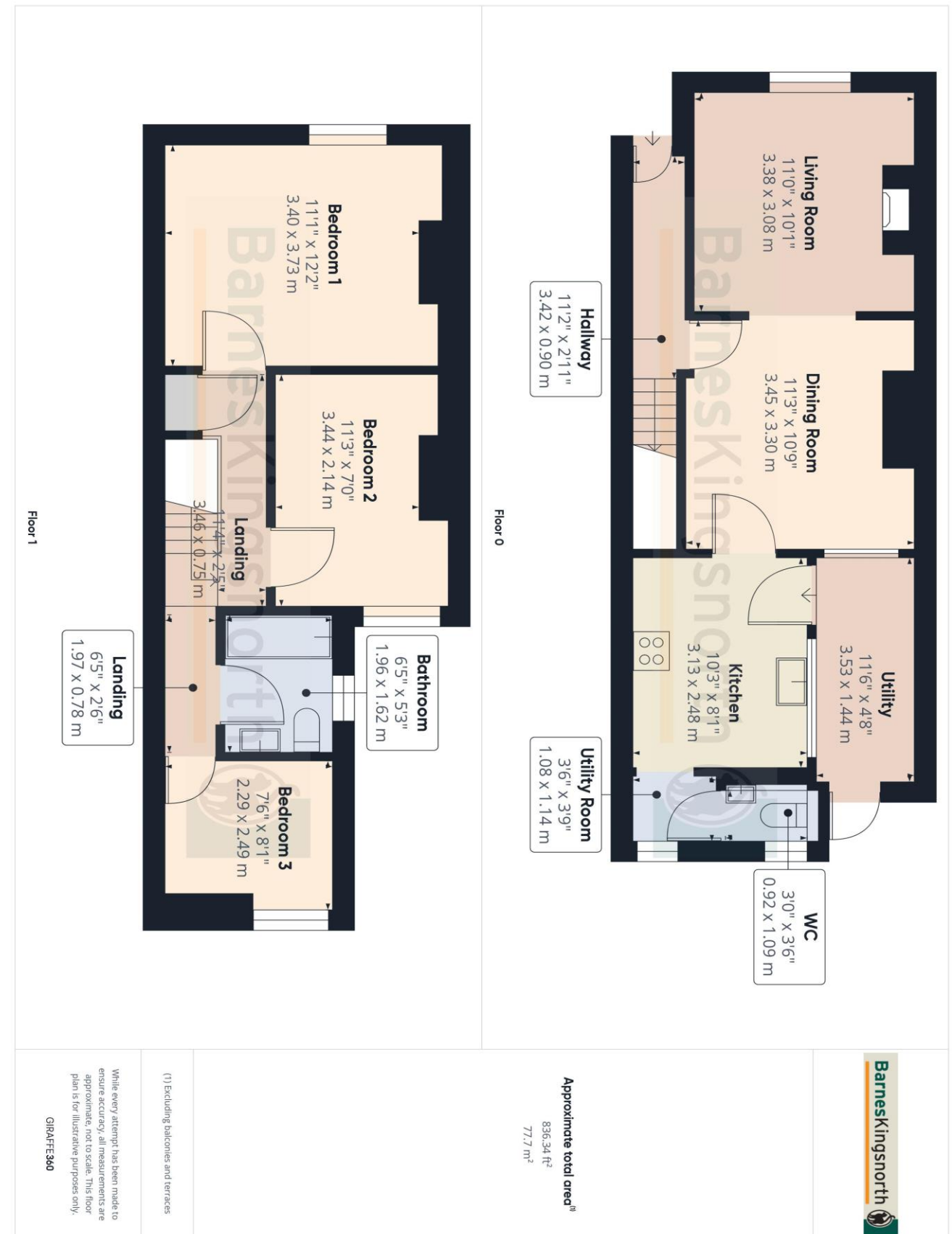
From Tonbridge High Street proceed in a southerly direction past the station, going around the roundabout and taking the left-hand turn into Avebury Avenue by the library. Continue along the end, turn left into Barden Road and then right into Northcote Road. The property will be found on the right-hand 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: E

Council Tax Band: C

Ref: T1368/426081/V1



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.