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# Barnes Kingsnorth



**Tulip Tree Close, Tonbridge, Kent, TN9 2SJ**

**£450,000 Leasehold**

Viewings strictly by appointment with the agent  
Tel: 01732 771616  
[www.bkestateagents.com](http://www.bkestateagents.com)



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### THE PROPERTY

If it's all about location then this Town House will certainly appeal, being situated just a stroll from the High Street, MLS and with renowned schools nearby! The property offers good size accommodation over three floors and the scope to style and update to your taste. Entrance door into hallway with Bedroom 3/study and access to the integral garage. Stairs to the middle floor where you will find the spacious through sitting/dining room which is light & airy with two bay windows to the front aspect and window to the rear from the dining area. Stretching over 25' in length there is plenty of room for comfy seating and a large dining table too! Door into the compact kitchen which is currently fitted with fitted cupboards and worktop along with electric slide in cooker and extractor over. There are two full-height cupboards, one of which houses the Gas boiler for the warm air heating system. Stairs to the top floor landing with two storage cupboards and access to the bedrooms. The front double is a great size and has a fitted wardrobe and the rear bedroom a small double again with fitted wardrobe cupboard. A bathroom and separate WC complete the accommodation.

### OUTSIDE

Path to front door with small area of grass & paving. Allocated parking space & integral garage.

### AGENTS NOTE

Length of lease 175 years from 1999  
Current Buildings Insurance £187.47 pa  
Ground Rent £45 pa

### THE LOCAL AREA

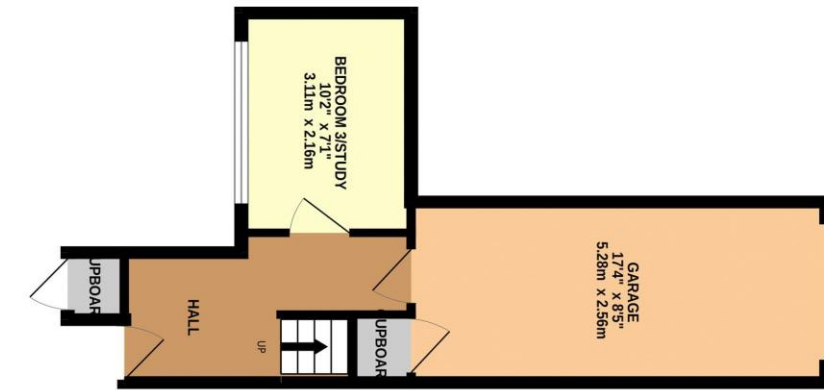
Tulip Tree Road is most conveniently located in a favoured area of South Tonbridge within easy strolling distance of the mainline station and High Street. A historic market town, Tonbridge offers an excellent range of shopping and recreational facilities and has it's own Medieval castle, built in the 13th Century and set on the banks of the river Medway. The castle grounds adjoin Tonbridge sports ground with it's indoor/outdoor swimming pool and sports pitches so plenty of opportunity for keeping fit! The town also offers renowned schools both state and independent. The mainline station provides services to London Charing Cross / Cannon Street, the journey taking approximately 40 minutes. Easy access can be afforded to the A21 leading to the M25 London or the south coast.

### ROUTE TO VIEW

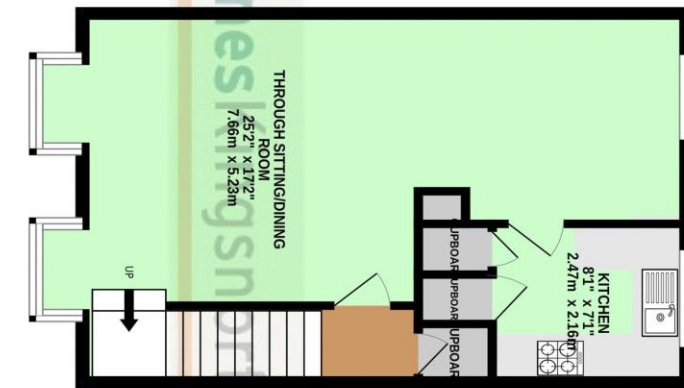
From our office in Tonbridge High Street proceed southwards. At the first roundabout go straight across, passing the station on the right-hand side. Take the next turning on the right into Waterloo Road, then take the third turning on the right into Tulip Tree Close, continue along and take the second turning along where the property will be found on the right-hand side.

**Energy Efficiency Rating: D**

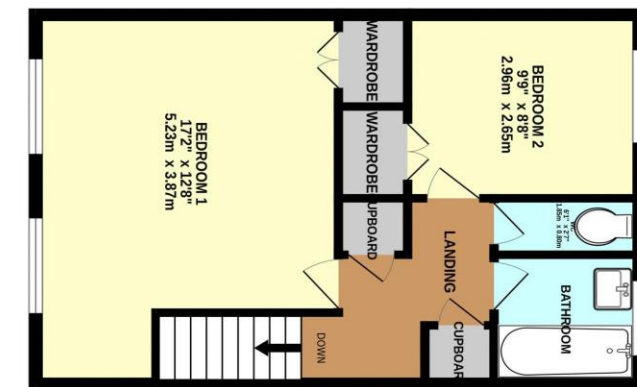
**Council Tax Band: D**



ENTRANCE FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



2ND FLOOR  
432 sq.ft. (40.2 sq.m.) approx.

TULIP TREE CLOSE TONBRIDGE  
TOTAL FLOOR AREA : 1185 sq.ft. (110.1 sq.m.) approx.  
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.  
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**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.

