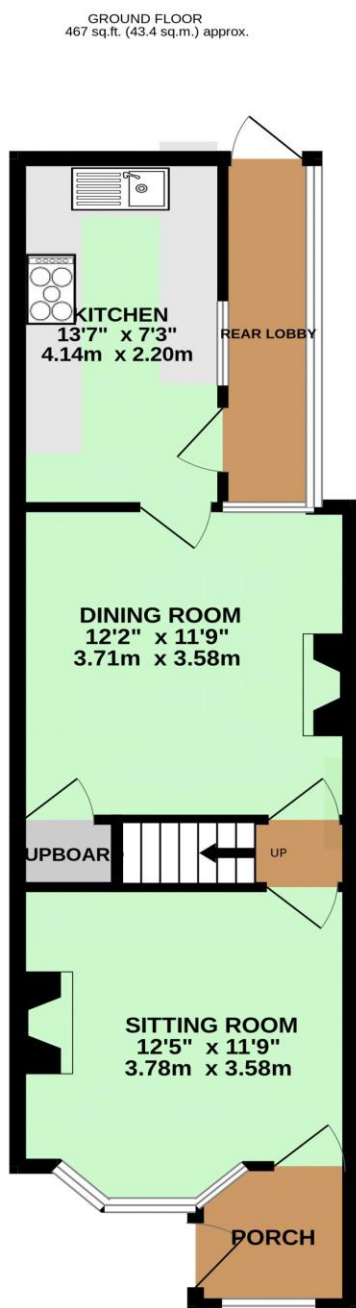


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

Barnes Kingsnorth



BarnesKingsnorth

LAVENDER HILL TONBRIDGE

TOTAL FLOOR AREA : 863 sq.ft. (80.1 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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Lavender Hill, Tonbridge, Kent, TN9 2AU

£475,000 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.



2



3



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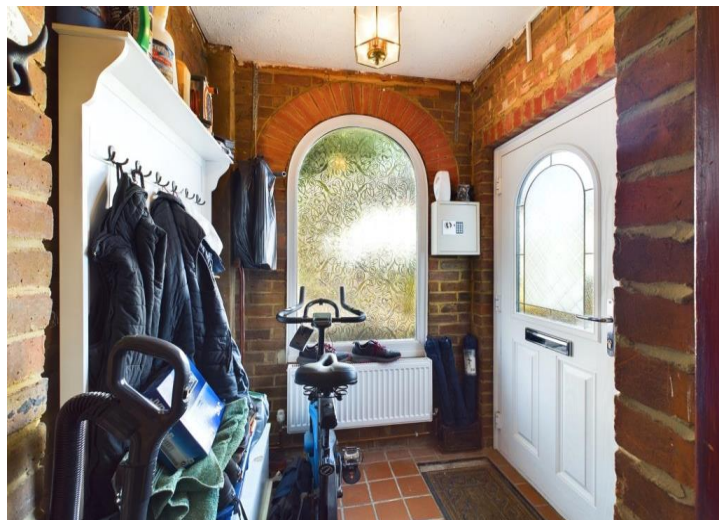
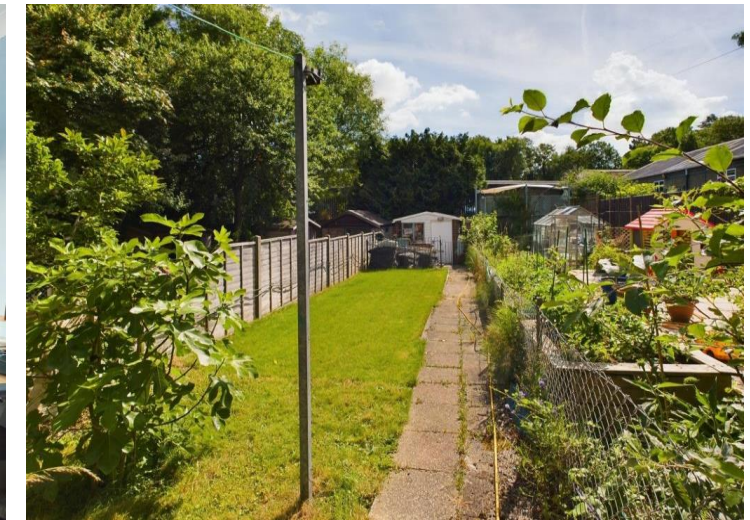
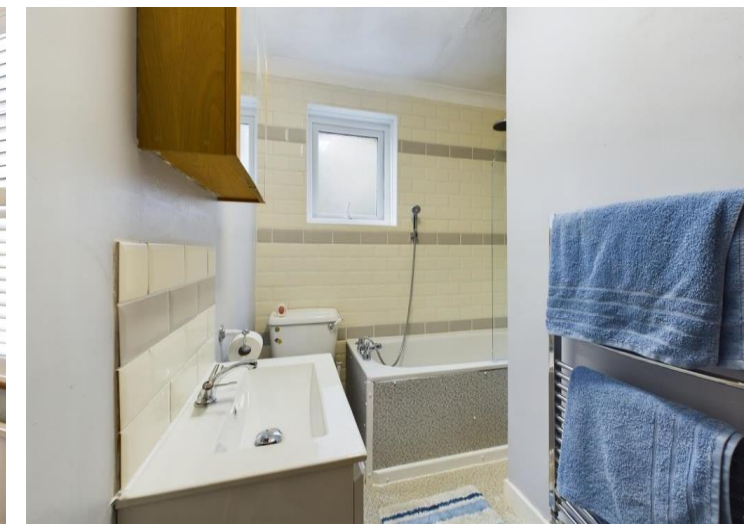
THE PROPERTY

Property in the prime location of Lavender Hill, is always sought after and this older style Semi will be no exception. The layout is typical of its era with traditional features that will appeal. The spacious entrance porch has an attractive arched window and is a great space for outdoor gear and even a bike if needed! Door into the good size sitting room, a light & bright room with handsome bay window and a brick fireplace with log burner. There is a separate dining room, with lovely brick fireplace and there is a useful under-stairs storage cupboard too. The dual aspect, kitchen is comprehensively fitted with a range of cupboards and worktops and includes a Rangemaster Cooker with 5 ring gas hob and canopy extractor over. There is space & plumbing for dishwasher & washing machine along with room for an upright fridge/freezer. Tiled flooring ticks the 'easy care' box and the fully enclosed, side lobby provides access to the garden along with a handy place for extra storage. Stairs to the first-floor landing with cupboard housing the Combi-Boiler for the gas heating. The main bedroom is at the front with range of fitted wardrobes, Bedroom 2 is a double and has garden aspect and Bedroom 3 a single, again with garden view. The family bathroom completes the picture.

OUTSIDE

Small paved frontage with brick wall surround. The long, rear garden is a real feature of the property and enjoys different sections to suit all needs.... there is a paved area with sheds for storage & tools, a large area of lawn for the children & pets to play, a seating area with pergola over for 'al fresco' meals and further area of lawn leading to a workshop at the bottom of the garden. An ideal garden, whether you are a keen horticulturist, a beginner wanting to 'grow your own' flowers & veg or just prefer to relax under the pergola with a good book!

AGENTS NOTE: The property has right of way over the adjoining property to access the garden from the rear. All internal shutters are included in the sale.



THE LOCAL AREA

Perfectly placed for busy professional and family life this home is just a short walk away from the heart of Tonbridge, a modern, yet historic town. Just over 5 minutes' walk to the main line station, it is also close to excellent shopping and recreational facilities. The town, which dates back to Saxon times, 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 opportunities 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. There are good road links to the A21 and easy access to the town's renowned secondary, grammar and independent schools.

ROUTE TO VIEW

From our office in Tonbridge High Street, proceed southwards passing the station. At the roundabout turn left into Pembury Road and take the third turning on the left into Lavender Hill where the property will be found 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. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: C

