

**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



**Greentrees Avenue, Tonbridge, Kent, TN10 4NE**

**£499,950 Freehold**

**Viewings strictly by appointment with the agent**  
 Tel: 01732 771616  
[www.bkestateagents.com](http://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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2

### THE PROPERTY

Set in a favoured location, this semi-detached bungalow, benefitting from over 1400 sq ft and being offered For Sale with NO CHAIN, offers amazing potential to restyle and re-design to create your ideal family home. Built in the 1930s this spacious property offers versatile and generous accommodation with further scope to adapt the loft space to bedrooms/shower room, subject to the usual consents. Entrance door leads into the entrance hall with doors radiating off to the three double bedrooms, bathroom and further cloakroom. An inner lobby leads you through to the spacious family room, with separate study area and double doors out to the gardens. There is a good size kitchen, fully fitted with a range of white units with wood effect worktops providing ample space for storage and working. There is a Baumatic gas, range style cooker with five rings that is presently not connected and a canopy style extractor too. Accessed from an inner lobby is a useful utility space. At the rear of the property you will find the dining room and further sitting room which overlooks the garden. An additional shower room completes the accommodation. The main loft area is boarded and there is additional loft storage above the dining room which offers further scope to adapt. Occupying a fine position in this established crescent of mainly bungalows on the northern outskirts of the town, Barnes Kingsnorth would highly recommend an internal viewing to appreciate the potential it has to offer.

### OUTSIDE

70' fully enclosed rear garden benefitting from a westerly aspect, offers plenty of scope and opportunity to create your ideal outside space. A driveway to the front provides off road parking for several vehicles.



### THE LOCAL AREA

Greentrees Avenue is located approximately 2 miles distant from Tonbridge town centre on the northern side of the town. An area popular with families and offering local shops and amenities close by with primary schools within walking distance. The area also benefits from open space close by and is within easy access to Tonbridge, a modern, yet historic town so ideally placed for the main line station and commuting to London 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. 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 and at the first set of traffic lights turn right into Borden, which then becomes the Hadlow Road. Proceed Northwards, taking the sixth turning on the left into Orchard Drive and the second on the right into Greentrees Avenue, where the bungalow will be found on the left 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 purchase. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.*

**Energy Efficiency Rating: D**

**Council Tax Band: E**

