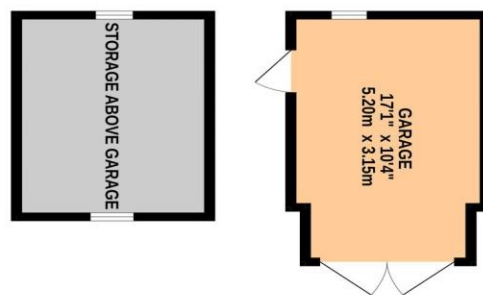
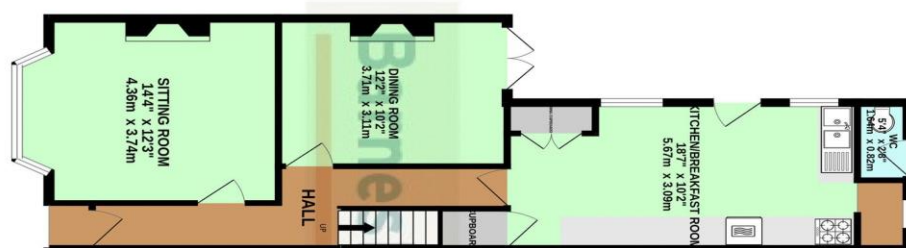


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

Barnes Kingsnorth



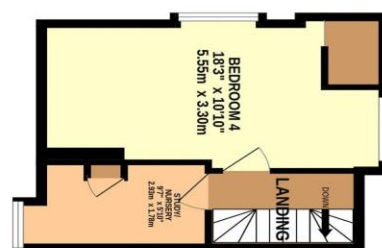
GARAGE
314 sq.ft. (29.1 sq.m.) approx.



GROUND FLOOR
665 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.1 sq.m.) approx.



2ND FLOOR
280 sq.ft. (26.0 sq.m.) approx.

TOTAL FLOOR AREA : 1806 sq.ft. (167.8 sq.m.) approx.

THE DRIVE TONBRIDGE

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.
 Made with MetroPix ©2024



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.

The Drive, Tonbridge, Kent, TN9 2LP

£825,000 Freehold

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



2



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THE PROPERTY

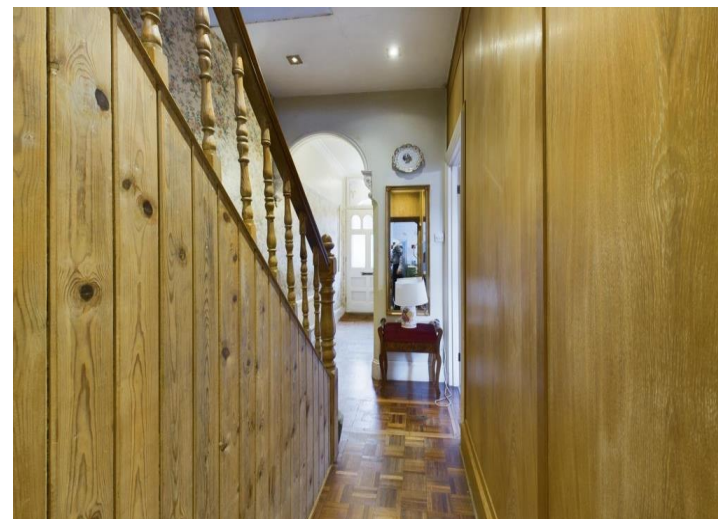
Edwardian houses certainly tick the 'handsome' box and this much-loved family home is now ready for new owners. There are all the elements you would expect from a property like this which not only has a fantastic address, being in one of the town's most sought-after roads, but also provides generous and flexible accommodation arranged over three floors. With the potential to update and style to your own taste.... here is that 'forever' home you have always wanted. Hall's adjoining layout, with spacious sitting room with feature fireplace and lovely bay window with aspect to the front. The dining room has an open fireplace with marble & porcelain surround and French doors to the garden. Sure to be the 'hub' of the home, the kitchen/breakfast room is over 18' in length and offers bags of potential for re-styling into your dream kitchen. Stairs to the first floor where you will find 3 spacious double bedrooms, a wet room and separate cloakroom. On the top floor is a super-size double with far reaching views and a further single bedroom too.... it is easy to imagine the transformation to a Master Bedroom with luxury en-suite & dressing room in our opinion!

OUTSIDE

Established frontage with hedge and path to the arched entrance along with gated side access to the rear. Traditional in style, the rear garden is approximately 80' in length and enclosed with a mix of Copper Beech hedging and fencing. Area for seating and enjoying the sunny, Westerly aspect along with lawn and borders with a mix of herbaceous perennials & fruit trees. The side pathway takes you to the end of the garden where there is a former veg patch and shed. From here there is a small gate leading to the old-time stable and two driveways which provide access to Springwell Road and Woodfield Road respectively. A real benefit to the property and potential for garaging.

AGENTS NOTE

This is a property to which the Estate Agents Act Section 21 applies, in that it belongs to a relative of a member of the selling agents.



THE LOCAL AREA

Situated in a favoured tree lined road, this Edwardian home is perfectly placed for busy professional and family life. Just a short walk away from the heart of Tonbridge, a modern, yet historic town with renowned schooling nearby, the main line station for commuting and 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 excellent selection of secondary, grammar and independent schools.

ROUTE TO VIEW

From our office in Tonbridge High Street proceed southwards at the first roundabout go straight across at the second roundabout turn left into Pembury Road and then take the second turning on the right into The Drive and the property is situated 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: E

Ref: T1373/427051/V1

