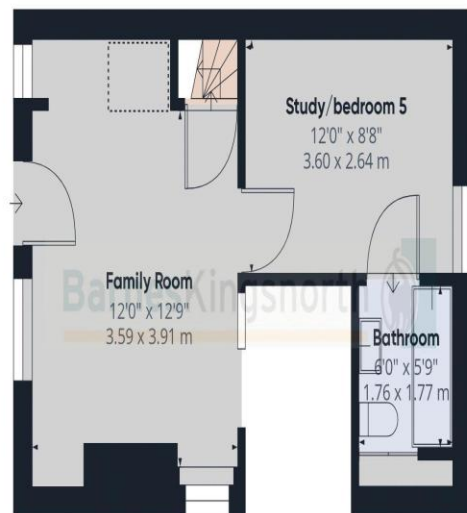


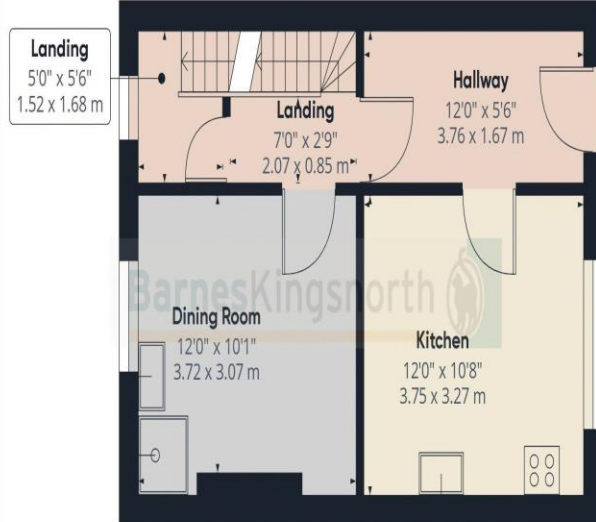
Barnes Kingsnorth offices at:

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

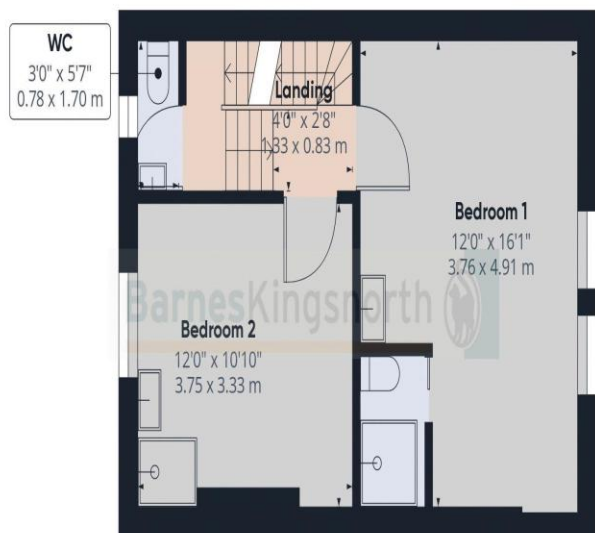
BarnesKingsnorth



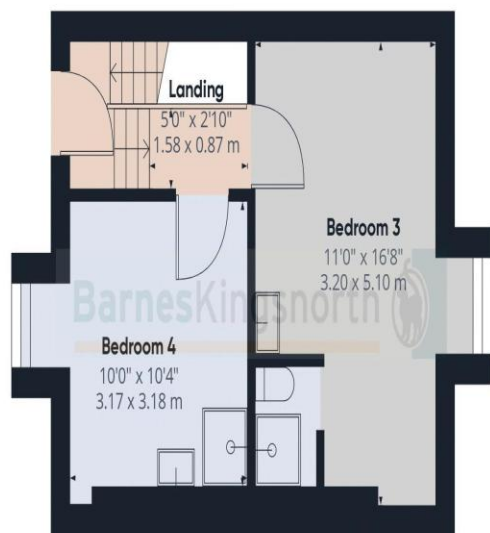
Floor 0



Floor 1



Floor 3



Floor 4



Approximate total area[®]

1458.94 ft²

135.54 m²

Reduced headroom

9.04 ft²

0.84 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



St. Marys Road, Tonbridge, Kent, TN9 2NL

£470,000 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



4/5



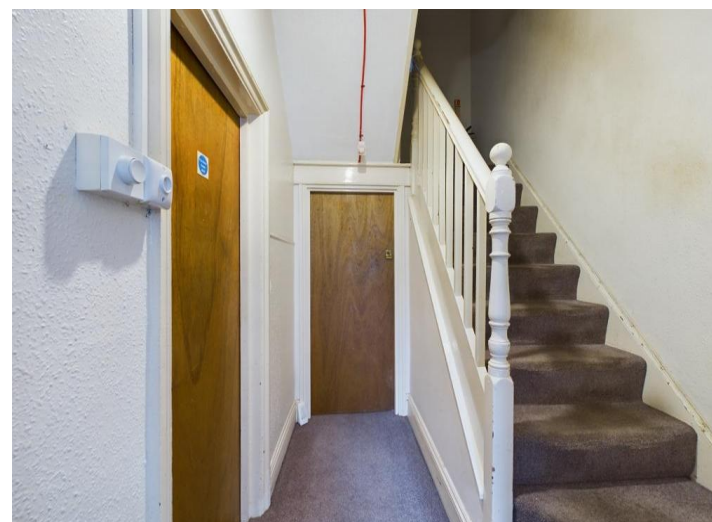
1

THE PROPERTY

Take a look at this Edwardian Semi in favoured residential area within easy access of High Street, MLS & renowned schooling. Requiring upgrading, the generous and versatile accommodation is spread over four floors and offers approximately 1500 sq ft of living space. Now ready to be re-designed to your own specification with lots of opportunity to create that perfect family home. How you choose to arrange the accommodation is purely down to you but currently the layout offers: Ground floor with main entrance & hallway, kitchen and dining room with stairs to all floors. First floor level has two large bedrooms & WC and there are a further two double bedrooms on the top floor. Stairs from the ground level down to the basement where you will find a spacious family room with double aspect and door to the garden along with study/bedroom 5, utility room and a bathroom. Currently the property has gas heating in the basement and electric heating in the rest of the house. In our opinion this handsome house offers lots of scope & potential for those with flair & determination and careful thought & investment will repay dividends and return this Edwardian property to its former glory!

OUTSIDE

Area of frontage with wrought iron fencing & paving. Driveway to the side and access to the rear garden. Rights of way for adjoining properties. Enjoying a westerly facing aspect the garden is ready & waiting for a re-style too. Fully enclosed and mainly paved there are mature trees & shrubs and various sheds.



THE LOCAL AREA

Located in a favoured residential road popular with families and professionals alike, this traditional property 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 & 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 our office in Tonbridge High Street, proceed southwards and go straight over the first roundabout, turn left at the second roundabout into Pembury Road and the first right into St Mary's Road. Continue over the crossroads and 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: G

Council Tax Band: F

Ref: T1375/427061/V6

