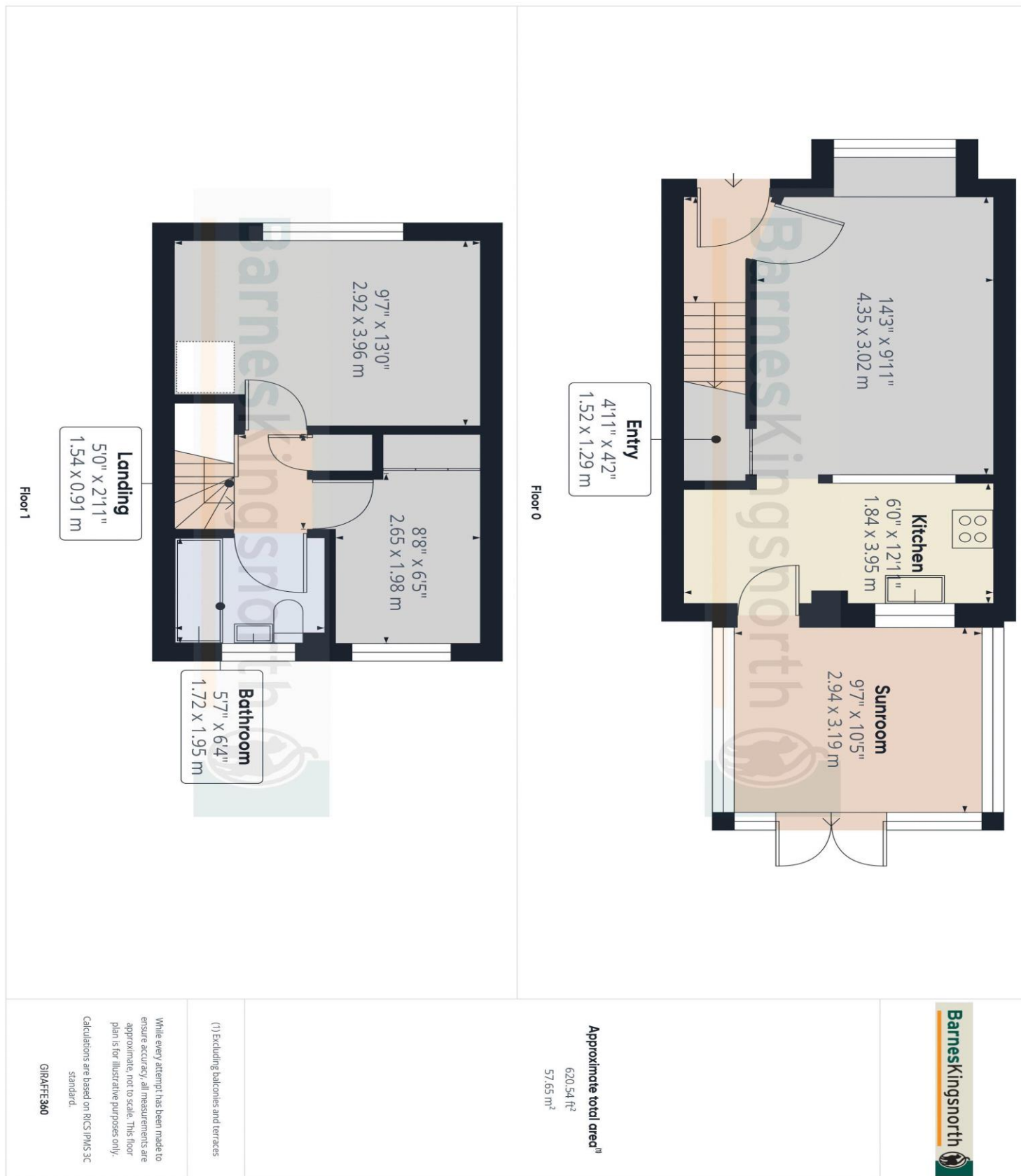


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

Barnes Kingsnorth



Hill Top, Tonbridge, Kent, TN9 2UW

£339,950 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.



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THE PROPERTY

Ready for a new owner, this modern, mid-terrace will certainly tick the box for either a First Time Buyer or Investor. Located in an elevated position on the South side of town, the property is within easy access of schools, the High Street and the station. Entrance door into small hallway with superior wood effect flooring which flows through into the living room. Light & airy with 'box bay' window to the front, the living room also has a handy under-stairs cupboard for storage. The kitchen is compact but well fitted with plenty of storage cupboards & worktops along with freestanding electric cooker, washing machine and integrated fridge/freezer. A wide 'arched division' between the rooms, keeps the conversation flowing when you are preparing supper! Door from the kitchen into the Conservatory, a real bonus room whether you need 'work from home' space or prefer a separate dining/family room. Stairs from the hall to the first floor where you will find the two bedrooms: double with aspect to the front and a single bedroom with fitted wardrobes overlooking the garden. Completing the picture is the bathroom.

OUTSIDE

Low maintenance frontage with lawn and path to door. The rear garden is fully enclosed with area of patio & lawn. Just the right size for a garden makeover! The property has allocated parking too.



THE LOCAL AREA

Located in a convenient area of south Tonbridge, this mid-terrace home 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, 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 road links to the A21 and easy access to the town's renowned secondary, grammar and independent schools the location of this family property really ticks all the boxes.

ROUTE TO VIEW

From our offices in Tonbridge High Street proceed southwards, going over the first roundabout and past the mainline station. Turn left into Pembury Road at the next roundabout then take the second turning on the right into The Drive, at the top go straight across into Hill Top and the property will be found on the right hand side identified by our For Sale board.

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: C
Council Tax Band: C

Ref: T1391/429040/V1

