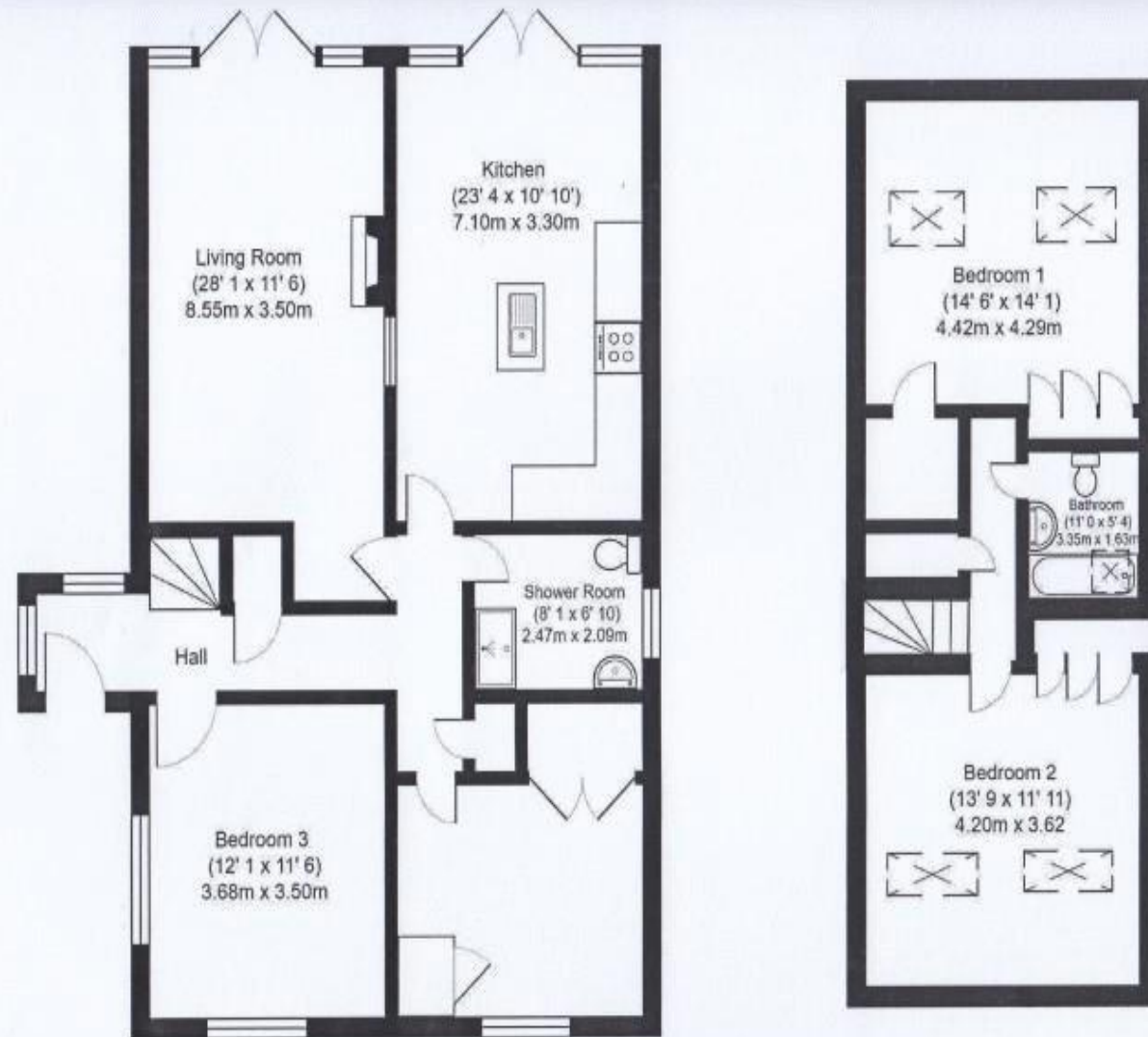


**Barnes Kingsnorth offices at:**

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# Barnes Kingsnorth



This Floorplan is not to scale and for illustration purposes only.  
All measurements are approximate



**Thorpe Avenue, Tonbridge, Kent, TN10 4PR**

**£645,000 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.



1/2



3/4



2

### THE PROPERTY

Brought to the market with family living in mind, the flexible layout combined with spacious modern amenities and popular location makes this 'move in ready' property ideal! Entrance lobby into hallway with neatly fitted storage cupboards under stairs and attractive wood flooring that flows through the ground floor. The expansive sitting room is flooded with natural light from the double-glazed French doors and matching side windows and provides ample room for comfy seating to relax & enjoy the views and watch the seasons change across the delightful garden. The stylish kitchen/family room is sure to be the 'hub of the home', well equipped with a comprehensive range of sleek white units and integral appliances along with an island unit which incorporates a breakfast bar... perfect for that morning coffee with the daily planner. The dining/family area opens directly to the garden, ideal for summer weather entertaining. A handy utility cupboard keeps all the family laundry equipment out of sight and there is a ground floor shower room fitted with luxurious double shower cubicle and crisp white suite. There are two double bedrooms of excellent proportions to the ground floor suiting those needing single level living. Stairs from the hall to the first floor to uncover a further two generous size double bedrooms, both with Velux windows and fitted wardrobes. There is a generous storage cupboard on the landing and the family bathroom, fitted with white suite completes the first-floor accommodation.

### OUTSIDE

Predominantly laid to lawn the extensive rear garden offers more than enough space for children to let off steam and with the array of mature plants and shrubs for the keen horticulturist to exercise those green fingers too! Or just sit and enjoy your very own slice of privacy from the raised decked patio area. A large wooden workshop with stable style doors is included with the sale. A generous driveway provides ample space for all the family vehicles to be kept safely off road. This delightful property offers a great opportunity to combine modern and stylish features with a flexible layout in a popular and sought after location and really should feature on your 'to view' list!



### THE LOCAL AREA

Thorpe Avenue is a sought-after residential area located just over 2 miles distant from Tonbridge town centre on the northern side of the town. A popular area for families, offering local shops and amenities at York Parade and with many excellent primary schools close by, this property is within the catchment area of both secondary and grammar schools. The area also benefits from open space nearby and is within easy access of Tonbridge, a modern, yet historic town so ideally placed for the mainline 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 & 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 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 across two sets of traffic lights onto the Shipbourne Road (A227), continue straight over the first roundabout and then turn right at The Ridgeway on the second roundabout. Then take the first left into Thorpe Avenue where the property will be found at the far end on the left-hand side.

*PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are 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: F**

