

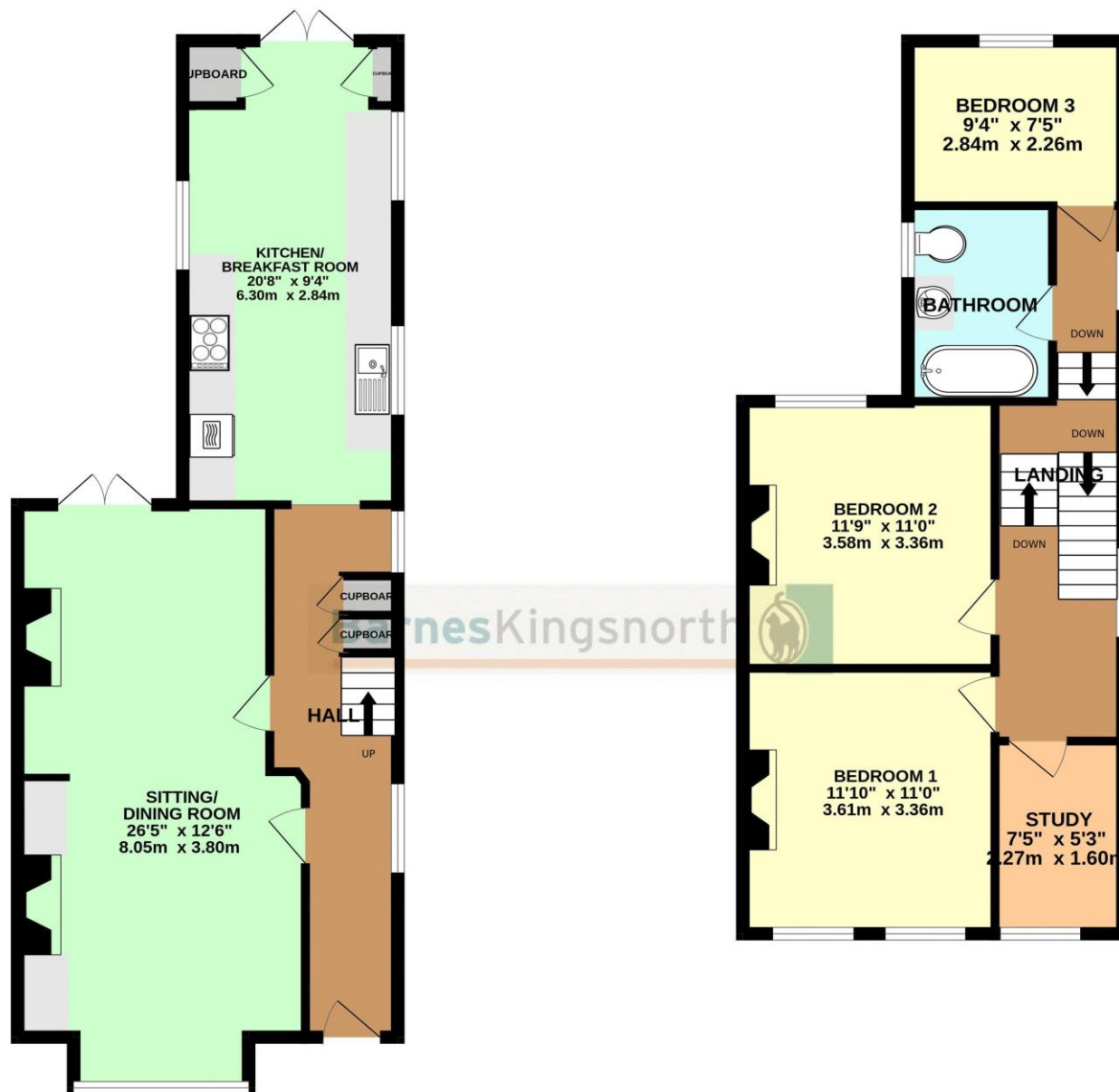
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BarnesKingsnorth



GROUND FLOOR
586 sq.ft. (54.5 sq.m.) approx.

1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



BARDEN ROAD TONBRIDGE

TOTAL FLOOR AREA : 1117 sq.ft. (103.8 sq.m.) approx.

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.
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Barden Road, Tonbridge, Kent, TN9 1UX

£645,000 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.



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THE PROPERTY

Some homes just welcome you in, put you at ease and make it hard to think of leaving and this Edwardian house is one of them! Lots of lovely features capture your attention including decorative cornices, original fireplaces & window detailing and the beautifully presented accommodation has a spacious and contemporary feel. Entrance door into traditional hallway with oak flooring and storage cupboards under the stairs. Originally two rooms, the sitting & dining rooms have been opened into one fabulous reception room over 26' in length. With feature, square bay window the stylish sitting area has custom fitted cupboards & shelving around the fireplace with woodburner in placeperfect for those cosy winter evenings. Oak flooring flows through into the dining area, again with lovely high ceilings, feature chimney breast and double doors open into the garden. Door from the hallway into the kitchen/breakfast room which definitely has the WOW factor. Comprehensively fitted with masses of storage & worktops, the 'triple aspect' kitchen includes fitted electric oven, combi-microwave, induction hob with canopy extractor over and integrated dishwasher. The fitted corner seating with useful 'under seat' storage is ideal for meals on the go, and the perfect spot for family catchups or keeping an eye on the homework! A neatly placed, full height cupboard provides a home for the laundry equipment and double doors out to the garden completes the picture. Pine staircase from the hallway to the landing where the staircase splits direction to either the front of the house or the rear. There are two spacious double bedrooms, both with traditional fireplaces and a study/nursery. Towards the rear of the property, you will find Bedroom 3 with garden aspect and the rather sumptuous family bathroom with roll top bath.... just the place to unwind at the end of the working day!

OUTSIDE

Neat area of frontage with low wall & gate leading to front door. Side access leads to the south facing rear garden which is fully enclosed. There is a wide patio, ideal for al fresco entertaining on sunny days and steps lead up to area of lawn, just right for children & pets to let off steam. A garden shed keeps tools & equipment tidy and there are borders for planting & seasonal colour.



THE LOCAL AREA

This traditional family 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 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 road links to the A21 and easy access to the town's renowned secondary, grammar and independent schools the location of this family property is ideal.

ROUTE TO VIEW

From our offices in Tonbridge High Street proceed southwards through the town and on approaching the first roundabout, turn right into Avebury Avenue, follow the road along and at the next junction turn right into Barden Road, where the property will be situated along on the left-hand side identified.

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: D

