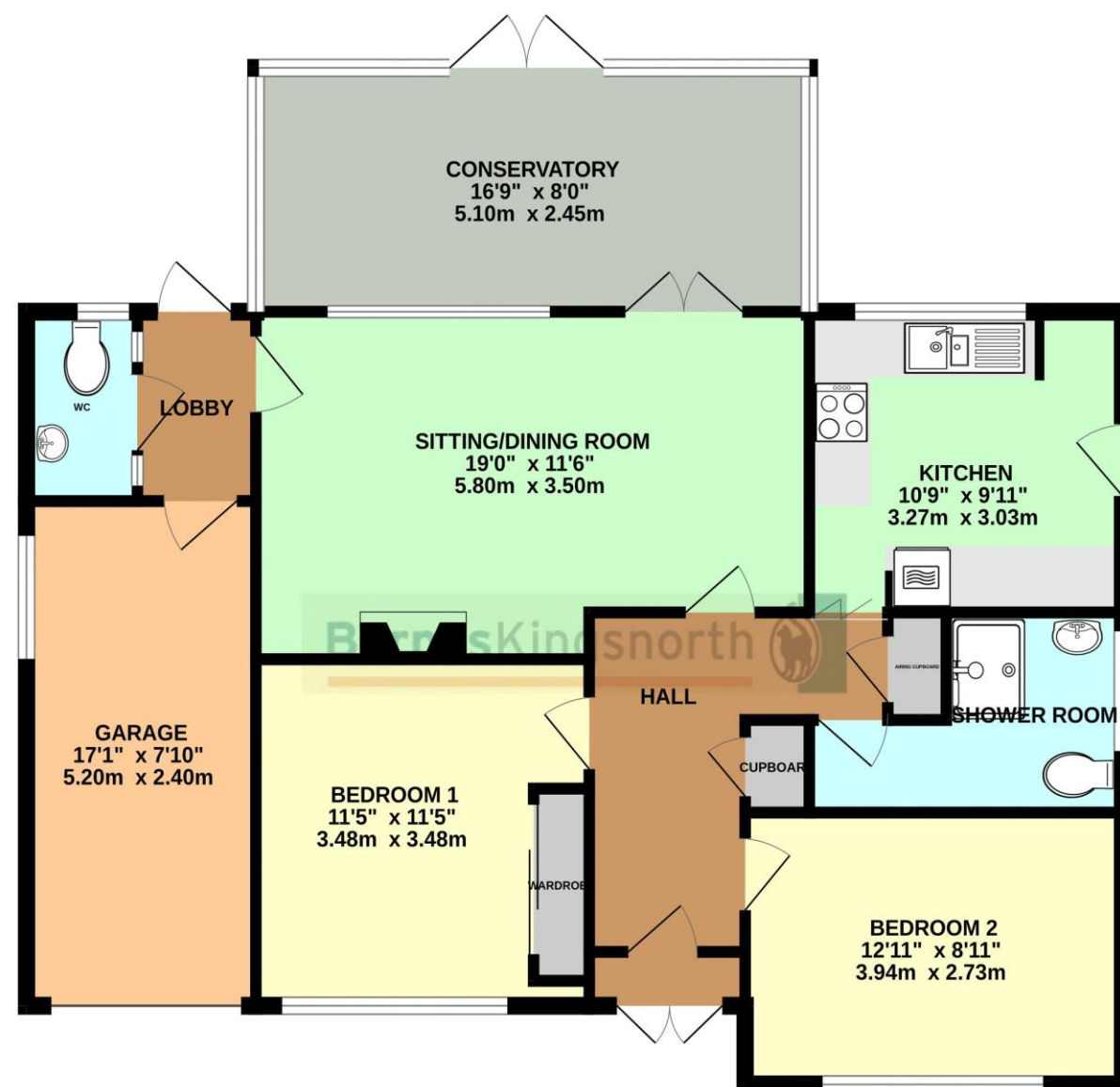


**Barnes Kingsnorth offices at:**  
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# BarnesKingsnorth



GROUND FLOOR  
 1039 sq.ft. (96.5 sq.m.) approx.



WHEATSHAEF WAY TONBRIDGE

TOTAL FLOOR AREA: 1039 sq.ft. (96.5 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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**Wheatsheaf Way, Tonbridge, Kent, TN10 3PJ**

**£515,000 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



1

### THE PROPERTY

Greeted by the pleasant appeal of the property's exterior, the entrance door takes you into a spacious hall, equipped with handy storage cupboard to keep all those coats and shoes neatly tucked away! The open plan sitting/dining room is bright & spacious and is of excellent proportions, with ample room for comfy seating around the feature fireplace and more than enough space to accommodate a more formal dining area to gather the family for the evening meal. Double glazed double doors lead into the conservatory, a fabulous space to bring the outside in and to watch the changing seasons and the garden wildlife. Double doors lead out into the extensive rear garden. A door leads from the sitting/dining room into a useful lobby and in turn the cloakroom. From the hall a door leads into the kitchen which is well equipped with a comprehensive range of white units and granite style worktops plus all appliances are included here! Easy-care, vinyl flooring will certainly appeal and the boiler is located in here. The two well proportioned bedrooms are to the front of the property and bedroom one includes full height fitted wardrobes with sliding doors. The newly installed stylish bathroom with crisp white suite and easy care flooring includes a bath with shower over. Providing a superb opportunity to breathe new life, update and re-style to your own requirements this detached bungalow ticks all the boxes!

### OUTSIDE

Attractive frontage with low wall, lawn, path & borders for seasonal colour. Driveway to the integral garage adding practicality and convenience. Predominantly laid to lawn, the generous rear garden is westerly facing with more than enough space for the children to let off steam and including many mature shrubs and trees offers a great opportunity to exercise those green fingers!

**AGENTS NOTE:** The property has double glazing, gas central heating and is being sold with NO ONWARD CHAIN!



### THE LOCAL AREA

Wheatsheaf Way is located approximately 2 miles distant from Tonbridge town centre on the northern side of the town. A popular area for families and highly sought after with local shops at York Parade and open space and woodland walks close by. There are favoured primary schools within walking distance and the property is within the catchment areas of both excellent secondary and grammar schools. Tonbridge is a modern yet historic town and offers an excellent range of shopping and recreational facilities. The town also boasts a fine example of a Motte & Bailey Norman Castle built in the 13th century and set on the banks of the River Medway. The castle grounds adjoin Tonbridge sports ground with its indoor/outdoor swimming pool, cycle routes and football/rugby pitches. There is a mainline station with fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good road links to the A21/M25 and the south coast, the location of this property is ideal!

### ROUTE TO VIEW

From our office in Tonbridge High Street proceed to the first set of traffic lights go straight across at the second set of traffic lights go straight across in Shipbourne Road (A227). At the first roundabout proceed straight over and again at the second roundabout. Upon reaching the Sainsbury's Local, turn right into Harvest Road and then second left into Wheatsheaf Way where the property will be found on the left 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**

