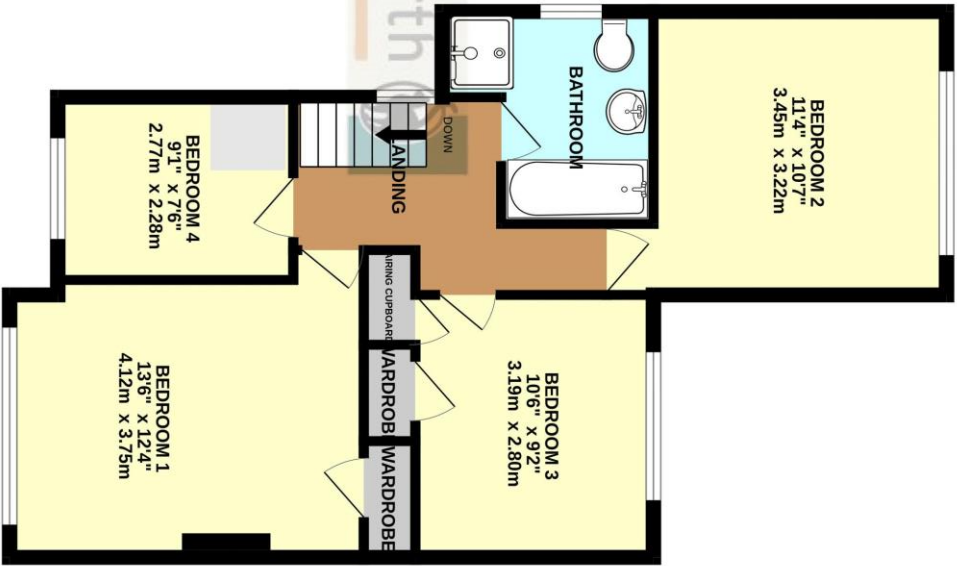


Barnes Kingsnorth offices at:
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk



GROUND FLOOR
792 sq.ft. (73.6 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.1 sq.m.) approx.

SILVERHURST DRIVE TONBRIDGE
TOTAL FLOOR AREA : 1375 sq.ft. (127.7 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 seller does not warrant that the measurements have been taken and no guarantee as to their operability or efficiency can be given.
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Silverhurst Drive, Tonbridge, Kent, TN10 3QL

£625,000 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

Brought to the market with family living in mind, the flexible layout at this thoughtfully extended modern semi-detached, Gough Cooper will certainly suit modern lifestyle. Set in a superb location for local schools and amenities this well-planned family home ticks all the boxes. The entrance hall is light and bright and includes a handy storage cupboard... perfect for keeping all those shoes hidden away! Stylish and hardwearing, herringbone woodblock flooring flows from the hall through to the living and dining rooms. A door leads into the sitting room which overlooks the front of the property, welcoming and of good proportions with a stylish feature fireplace. An archway leads through to the dining room, a more formal space for the family to gather over the evening meal or perfect for entertaining. Double doors lead into the family room, an ideal space for a playroom or for overseeing the homework from the kitchen! The stylish kitchen/breakfast room is expansive and flooded with light, well equipped with a comprehensive range of cream Shaker style floor units and wall cupboards with grey worktops over providing plenty of space for storage and to create those culinary delights! A useful breakfast area overlooks the rear garden which is easily accessed via the double-glazed double doors to the patio. Keep the family laundry tucked away, out of sight in the useful utility room which includes a cloakroom, a must for every busy family! The flooring in here is both stylish and practical perfect for family living. Adding practicality and convenience a storeroom completes the ground floor accommodation. Stairs to the first floor where you will find the well-proportioned bedrooms, perfect for family living or guests. The principal bedroom is to the front and includes a generous built-in cupboard. Bedroom two overlooks the rear of the property and there is a further double bedroom, with airing cupboard and built-in wardrobe plus a good size single bedroom. The contemporary family bathroom is fitted with a crisp and practical white suite and includes both a bath and a separate shower cubicle. Easy care flooring is another salient feature here. The multiple spacious living areas in this beautifully presented, well planned extended family home will certainly appeal to the growing family.

OUTSIDE

A neat, easily maintained area of lawn is to the front of the property and the block-paved driveway provides ample parking for all those family vehicles! A fully enclosed rear garden is laid to lawn so space for the children to let off steam and includes borders with many mature shrubs and trees. A generous patio provides that all important space to enjoy the outside and those al-fresco meals in the summer!



THE LOCAL AREA

Silverhurst Drive 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 & Baily Norman Castle built in 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 into the Shipbourne Road (A227). Continue straight over two mini roundabouts and drive past York Parade shops on the left-hand side, turning left into St Bernards Road and immediately right into Hazel Shaw, take the first turning on the left into Silverhurst Drive 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: C

Council Tax Band: D

