

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



Chichester Road, Tonbridge, Kent, TN9 2TL

£520,000 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.



2



3



1

THE PROPERTY

Situated in the highly sought-after 'Meadow Lawn' area, this superbly presented, Edwardian Semi will most certainly tick the box and an easy walk to the station, town and renowned schooling will ensure busy family life is just that bit easier! Completely refurbished by the current owners, the immaculate accommodation is now a stylish mix of contemporary & character. The traditional layout offers a light & airy sitting room with attractive bay window and feature modern 'real' fireplace ... perfect for comfy evenings in. The dining room is a generous size, plenty of room for entertaining and the custom made under-stair storage cupboards keep everything neat & tidy. Door into the superb kitchen which will certainly appeal to the 'Chef' of the house. Plenty of storage cupboards, Quartz worktops and quality integrated appliances are all included; Double oven, Induction hob, fridge/freezer, dishwasher & washing machine. Underfloor heating to the smart tiled floor ticks both the comfort & practical aspect and double doors out to the garden are perfect for when the weather is clement. To the first floor you will find the master double bedroom at the front of the property, a second double with garden view and large single bedroom too. Completing the picture is the luxury bathroom with contemporary fittings, including Aqualisa Shower over the bath and underfloor heating.

OUTSIDE

Neat frontage with picket fencing & paving. Pathway to side entrance door and gated access to the rear garden. Attractively landscaped with large paving slabs creating patio area for 'al fresco' dining and pathway to the garden studio & garden shed. A real plus, the purpose built studio is ideal as that work from home office and the area of lawn and borders provide contrast and scope for colourful planting.



THE LOCAL AREA

This handsome Edwardian property is situated just a short walk away from the heart of this modern, yet historic town so ideally placed for the main line station and commuting to London. Tonbridge offers an excellent range of shopping and recreational facilities along with 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 sports pitches, so plenty of opportunity for keeping fit! Tonbridge main line 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 property is perfect!

ROUTE TO VIEW

From our offices in Tonbridge High Street proceed southwards over the first roundabout and passing the station, turn right into Waterloo Road. Then take the third turning on the right into Douglas Road, then turn right into Chichester Road where 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 for identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser.

Energy Efficiency Rating: D

Council Tax Band: C