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# BarnesKingsnorth



**Bourne Park, Golden Green, Tonbridge, Kent, TN11 0AZ**

**£200,000 Freehold**

Viewings strictly by appointment with the agent  
Tel: 01732 771616  
[www.bkestateagents.com](http://www.bkestateagents.com)





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## THE PROPERTY

Located in the desirable semi-rural Bourne Park Development, designed for the over 50's this detached bungalow is perfectly suited for its targeted residents, in a tranquil location, bordering farmland. Now offering potential to update and re-style to your own taste. The light and airy living/dining room enjoys a double aspect and there is a well planned kitchen with everything close to hand. There is ample storage & working space and all the appliances are included, so perfect for those baking afternoons! The hallway leads to two well proportioned bedrooms and a neatly fitted shower room. Ready to move in and NO ONWARD CHAIN.

## OUTSIDE

The bungalow is surrounded by gardens, laid to lawn with borders & shrubs and is easy to maintain. A garage adds practicality and there is an additional parking space too.

## THE LOCAL AREA

The property is situated close to the popular village of Golden Green, 4 miles distant from Tonbridge town centre on the north-eastern side. Golden Green village has a public house and village hall and Hadlow village is about 2 miles away and offers local shops, pubs and restaurants. The area is surrounded by fields and there are numerous walks on the doorstep. Tonbridge station with its fast 40 minute commuter service to London Charing Cross/Cannon Street is just four miles away or can drive to Paddock Wood station, 2 miles distant. It is ideal for homeowners seeking a life in the countryside but wanting access to the towns of Tonbridge, Tunbridge Wells and Maidstone all providing a range of retail stores, leisure facilities, restaurants, golf courses and historic places of interest including the historic Pantiles, Tonbridge Castle, Leeds Castle and the River Medway.

## ROUTE TO VIEW

From Tonbridge proceed out of town on the A26 heading south. After 1.5 miles turn right into Three Elm Lane signposted Golden Green. The access to Bourne Park will be found on the left hand side immediately before The Bell Public House.

*PLEASE NOTE: In accordance with 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 customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.*

**Energy Efficiency Rating: D**

**Council Tax Band: C**



**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.

Ref: T1410/521012/V3

