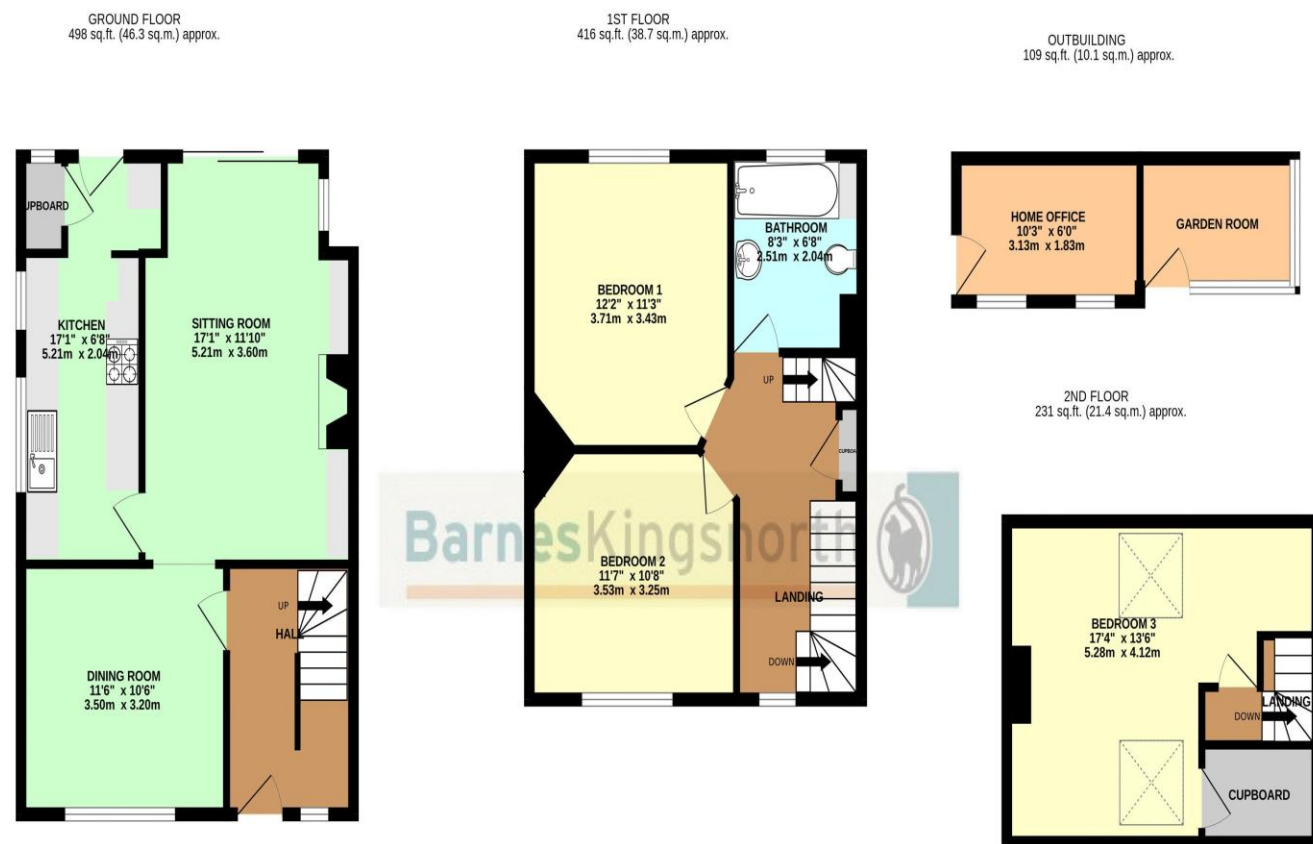


**Barnes Kingsnorth offices at:**

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



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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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**Goldsmid Road, Tonbridge, Kent, TN9 2BU**

**Guide: £580,000 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.





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## THE PROPERTY

Well positioned for easy access to schooling, the High Street and main line Station, this delightful & exceptionally well-appointed 1920s semi-detached house will most certainly appeal. The immaculately presented accommodation offers generous room sizes and styling that will suit busy family life today. Entrance porch into welcoming entrance hall with attractive staircase and smart oak flooring which flows through the ground floor. With aspect to the front, the dining room is light & airy and opens into the spacious sitting room which has feature fireplace with marble surround and gas fire. Sliding patio doors give easy access to the garden, ideal when the weather is clement. The kitchen is comprehensively fitted with a range of Shaker style units & marble effect worktops. Crisp & fresh, the kitchen includes built under electric oven, induction hob & canopy style extractor. There is space & plumbing for washing machine and a useful utility area has space for a tall fridge/freezer along with full-height cupboards that provide extra storage and there is a handy back door to the garden too. On the first floor the attractive landing leads to the two double bedrooms and a good size bathroom. Further stairs take you up to the top floor where you will find a further spacious bedroom with Velux roof lights and cupboard. Ideal as a guest bedroom, hobbies room or teenage den.

## OUTSIDE

Neat frontage with off road parking for one car. Side access via gate to the rear garden which has borders for colourful planting and a patio area for sunny day entertaining. Fully enclosed, the garden also benefits from a detached home office/studio and garden room/potting shed, ticking the box for all requirements!



## THE LOCAL AREA

Perfectly placed for busy professional and family life, this home is just a short walk away from the heart of Tonbridge, a modern, yet historic town. Just over 5 minutes' walk to the main line station, it is also close to excellent shopping and recreational facilities. The town, which dates back to Saxon times, 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 opportunities for keeping fit with a swimming pool, sports pitches, cycle routes along with riverside walks. Tonbridge main line station offers fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. There are good road links to the A21 and easy access to the town's renowned secondary, grammar and independent schools.

## ROUTE TO VIEW

From our office in Tonbridge High Street, proceed southwards passing the station on the right-hand side. Take the first turning into Priory Road, which in turn then becomes Goldsmid Road, the property will be found on the left-hand side, just before the turning to Royal Avenue.

*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**

Ref: T1415/522001/V2

