

**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



**The Gables, Lyons Crescent, Tonbridge, Kent, TN9 1ES**

**£725,000 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.





2



4



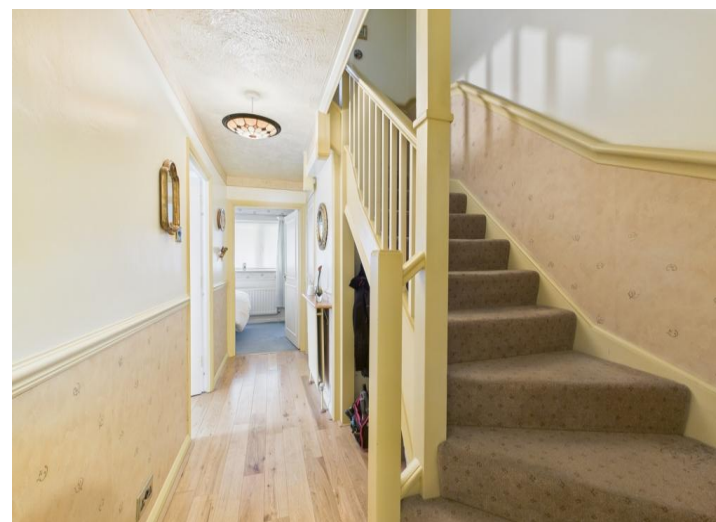
2

## THE PROPERTY

Town Houses tick all the boxes when it comes to busy family life and this one is no exception! Ideally situated just a stroll from the High Street & amenities, this attractive End of Terrace house offers spacious & versatile accommodation over three floors. Entrance door into first floor hallway with cloakroom and access to both ground level and second floor. On this floor, you will find the neatly fitted kitchen with all appliances included and the spacious 'L' shaped, sitting/dining room.... a lovely room which also enjoys access via external, iron stairs to the garden. Internal staircase down to the ground level and the light & airy family room with sliding doors to a useful conservatory and door to the side garden. There is a good size fourth bedroom which has door to the garden and there is also a shower room. Together with the fitted utility room, the layout on this floor would be perfect for teenage quarters or as a visiting relative suite! Stairs up to the second (top) floor where there are three good size bedrooms, all with wardrobes and a family bathroom. With facilities on every floor, this super family home will certainly impress and is offered with the benefit of NO ONWARD CHAIN.

## OUTSIDE

Open frontage with parking for two cars and striking walled steps to the first-floor entrance. Fence & gated access to the side and rear garden. Most attractively landscaped, the garden has an array of established shrubs that blend in beautifully with the hard landscaping at various levels. There is plenty of space for 'al fresco' entertaining and a useful store provides for garden paraphernalia. An ideal town garden, low maintenance, space to relax, enjoy and create your own haven.



## THE LOCAL AREA

Lyons Crescent is situated just a stroll from the centre of the historic town of Tonbridge with shopping, amenities and recreational facilities all on the doorstep! The town, centred around the River Medway and featuring one of 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. Modern day life focuses on the many excellent private and state schools and the easy commute to London Bridge, Cannon Street and Charing Cross. Plenty of recreational facilities in the area along with Tonbridge sports ground which provides an indoor/outdoor swimming pool, tennis courts, riverside walks and cycle paths. As well as the proximity to Tonbridge station the property is well positioned for access to A21 leading to M25 towards both London and the south coast.

## ROUTE TO VIEW

From our office in Tonbridge High Street, proceed in a southerly direction and take the second turning on the left Lyons Crescent where the property will be found on the left-hand side.

*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 purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.*

**Energy Efficiency Rating: C**

**Council Tax Band: E**

Ref: T1422/523052/V1

