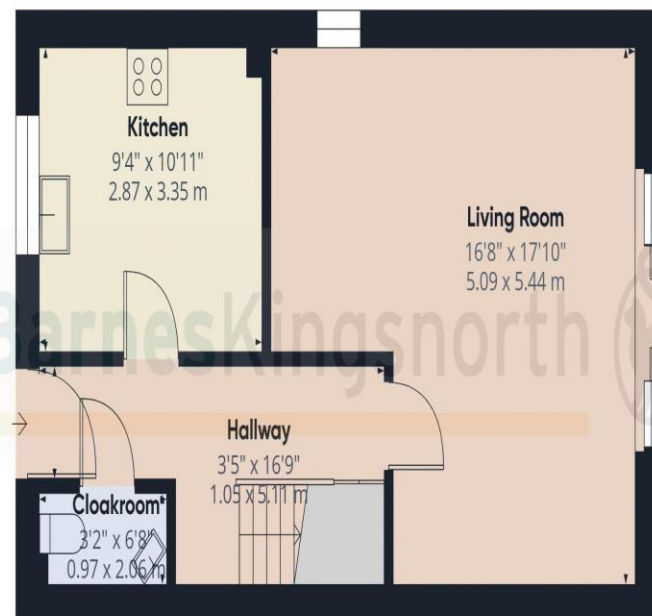


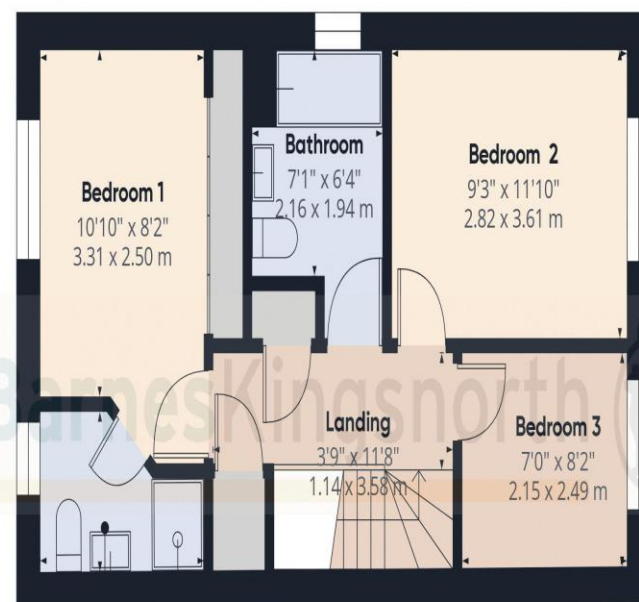
Barnes Kingsnorth offices at:

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



Floor 0



Floor 1



Approximate total area⁽¹⁾

890.18 ft²
82.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Headley Close, Tonbridge, Kent, TN11 0FL

£475,000 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.



1



3



2

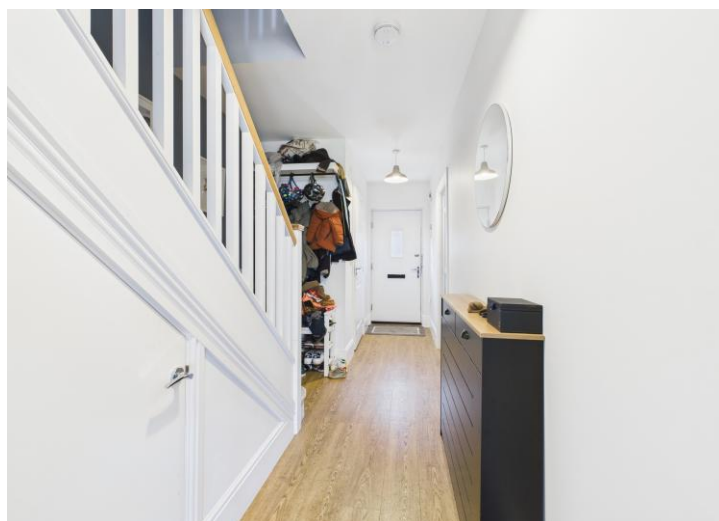
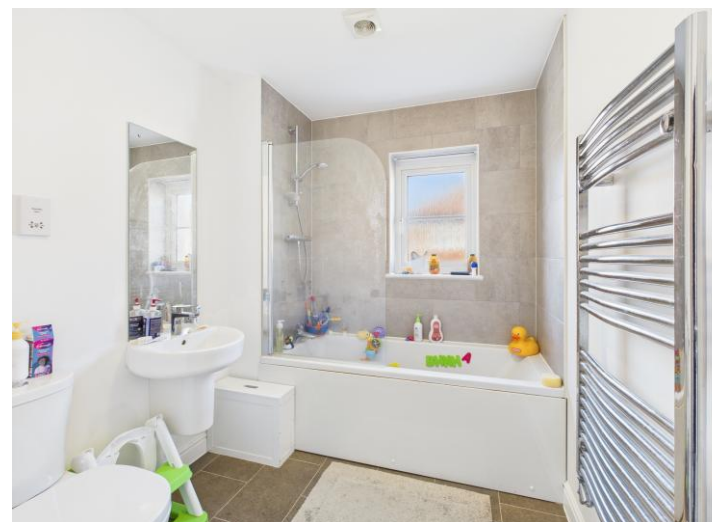
THE PROPERTY

Settle straight into this lovely modern home, brought to market with family living in mind and set in a superb, private road location. Entrance door takes you into the light and airy entrance hall with a handy understairs cupboard and plenty of room for all those coats & shoes. There is the all-important downstairs cloakroom, a must for the busy family, fitted with modern white sanitary ware and contemporary finishing touches. The stylish wood effect vinyl flooring flows from the hall through into the open plan living dining room, bright and spacious with sliding doors leading out onto the delightful rear garden. Overlooking the front of the property is the stylish kitchen, fitted with a comprehensive range of sleek pale grey units and darker grey worktops including integral appliances and providing plenty of storage and working space. Stairs rise from the hall to the first floor where there are three well proportioned bedrooms. The principal bedroom has the benefit of its own en-suite shower room and built in fitted wardrobes and the contemporary family bathroom fitted with white suite and shower over the bath completes the accommodation.

OUTSIDE

An open block paved area and allocated parking for two cars nearby adds practicality and convenience. There is a gated side access to the delightful rear garden which has a sunny aspect and being fully enclosed with an area of lawn is perfect for children and pets to let off steam. Enjoy your own slice of privacy as you settle on the paved patio with a morning coffee or evening glass of wine. The handy garden shed is also included in the sale. This super home provides the perfect blend of modern comfort with a convenient location making it an excellent choice for families.

AGENTS NOTE: Management fees for the communal areas and private road upkeep: Approx £400.00-£420.00 pa.



THE LOCAL AREA

Headley Close is located in a residential area close to the heart of Tonbridge, a modern yet historic town that offers an excellent range of shopping and recreational facilities. The town dates back to Saxon times and 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 opportunity for keeping fit with a swimming pool, sports pitches, cycle routes along with riverside walks. A short stroll will find you at Tonbridge main line station with fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good road links to the A21 the location of this lovely modern house really ticks all the boxes.

ROUTE TO VIEW

From our office in Tonbridge High Street proceed northwards, at the first set of traffic lights turn right opposite A26 Bordyke/Hadlow Road, follow this road to the next set of traffic lights and take the right hand turning into Cannon Lane. Continue to the roundabout and take the first left into Vale Rise passing the Mercedes Garage on your left. Proceed to the Woodgate Way roundabout, take the third exit to Five Oak Green Road turning right into Baker Lane, proceed past Bishop Chavasse Primary School and continue round to the right and turn right into Headley Close and the property will be found on the left-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 address (utility bill) for each purchaser.

Energy Efficiency Rating: B

Council Tax Band: D

Ref: T1430/524021/V2

