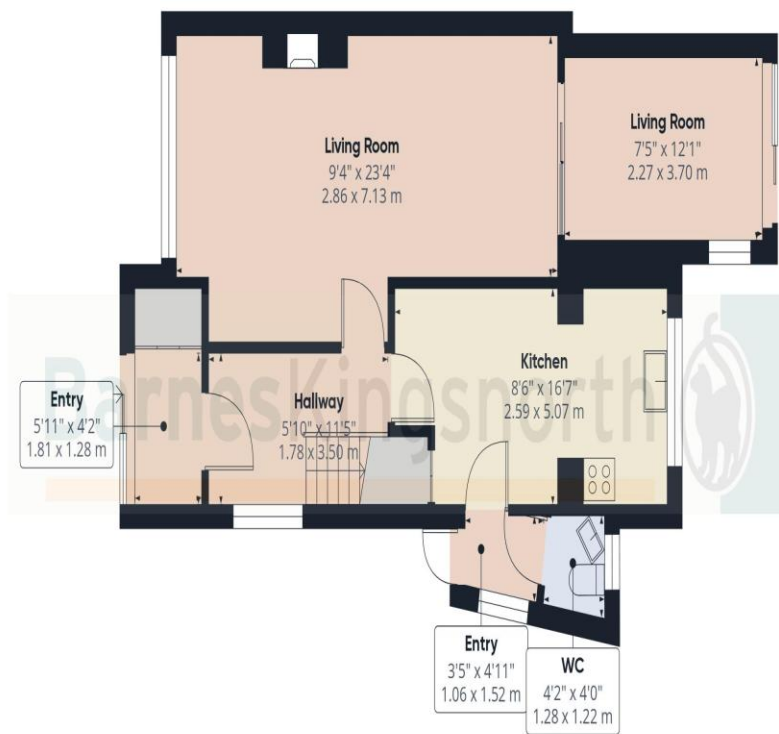


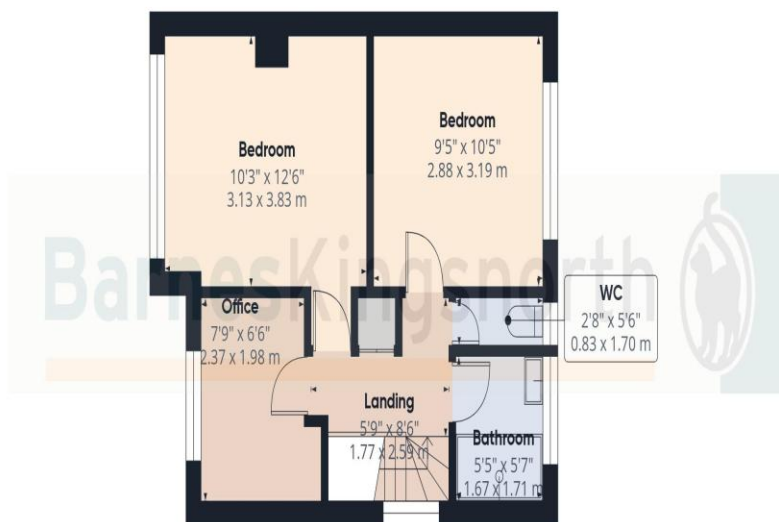
**Barnes Kingsnorth offices at:**

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 Building 1



Floor 1 Building 1

BarnesKingsnorth

Approximate total area<sup>(1)</sup>

1000.16 ft<sup>2</sup>

92.92 m<sup>2</sup>

(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



**Hopgarden Road, Tonbridge, Kent, TN10 4QX**

**£500,000 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



3



1

## THE PROPERTY

If you are looking for a family home to really make your own, then look no further. Offering an opportunity for further extension - the potential is here. Situated in a convenient location close to many renowned schools and local amenities and with woodland walks on your doorstep this lovely semi-detached family home really does tick all the boxes. The delightful through living room is generous in size and opens into a garden room - the perfect spot for morning coffee overlooking the gardens. The kitchen has been extended too and with ample storage and work surfaces, offers huge potential for creating your perfect space for those 'cordon bleu' moments. Stairs lead you up to the first floor where you will find the two double and one single bedroom, there is a shower room, plus separate WC.

## OUTSIDE

External benefits include a manageable front garden, with wide driveway providing ample parking, gates lead through to the detached garage (with new roof) and the delightful, sunny aspect, rear garden with plenty of family playing space or opportunity to exercise those 'green fingers'. This property offers an ideal opportunity for the growing family.



## THE LOCAL AREA

The property is ideally situated approximately 1.5 miles distant from Tonbridge town centre on the northern side of the town with local shops & amenities at Martin Hardie Way and popular Woodlands School conveniently within walking distance. Tonbridge is a thriving, modern yet historic town that offers an excellent range of shopping and recreational facilities along with renowned schooling. The town boasts a fine example of a Motte & Bailey Norman Castle built in the 13th Century and set upon 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. There are good links to the A21 and M25 giving easy access to London and the coast.

## ROUTE TO VIEW

From our office in Tonbridge High Street, proceed to the first set of traffic lights, go straight across and at the second set of traffic lights go straight across onto the Shipbourne Road/A227. Proceed straight across the first roundabout and at the second roundabout take the right hand turning into The Ridgeway. Then take the second left into Royal West Kent Avenue, first right into Salisbury Road and then the third left into Hopgarden Road, the property will be found on the right 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 customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.*

**Energy Efficiency Rating: D**

**Council Tax Band: E**

**Ref: T1433/524052/V1**

