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BarnesKingsnorth



Hill Top, Tonbridge, Kent, TN9 2UL

£360,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01732 771616
www.bkestateagents.com



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THE PROPERTY

Ready for a new owner, this modern, end of terrace will certainly tick the box for either a first time buyer or investor. Located in an elevated position on the south side of town, this property is within easy access of schools, the High Street and the Mainline Station. Entrance door into the light and bright living room with box bay window to the front, the living room also has a handy understairs cupboard for storage. A compact fully fitted kitchen has everything to hand and busy professionals will appreciate the easy-care flooring. A wide 'arched division' between the rooms keeps the conversation flowing whilst preparing supper! A door from the kitchen leads into the spacious conservatory, a real bonus whether you need to work from home or prefer a separate dining/family space. Stairs from the living room to the first floor where you will find the two well proportioned bedrooms, one double with fitted wardrobes and one single. Completing the picture is the modern family bathroom, fitted with crisp white suite.

OUTSIDE

Low maintenance frontage and a real bonus here is the allocated parking space! The rear garden is fully enclosed and currently paved but offers the opportunity for a garden makeover to create your perfect outside space!

THE LOCAL AREA

Located in a convenient area of south Tonbridge, this end of terrace home is just a short walk from the heart of Tonbridge, a modern, yet historic town so ideally placed for the mainline station and commuting to London as well as excellent 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. Tonbridge main line station offers fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good road links to the A21 and easy access to the town's renowned secondary, grammar and independent schools the location of this property really ticks all the boxes.

ROUTE TO VIEW

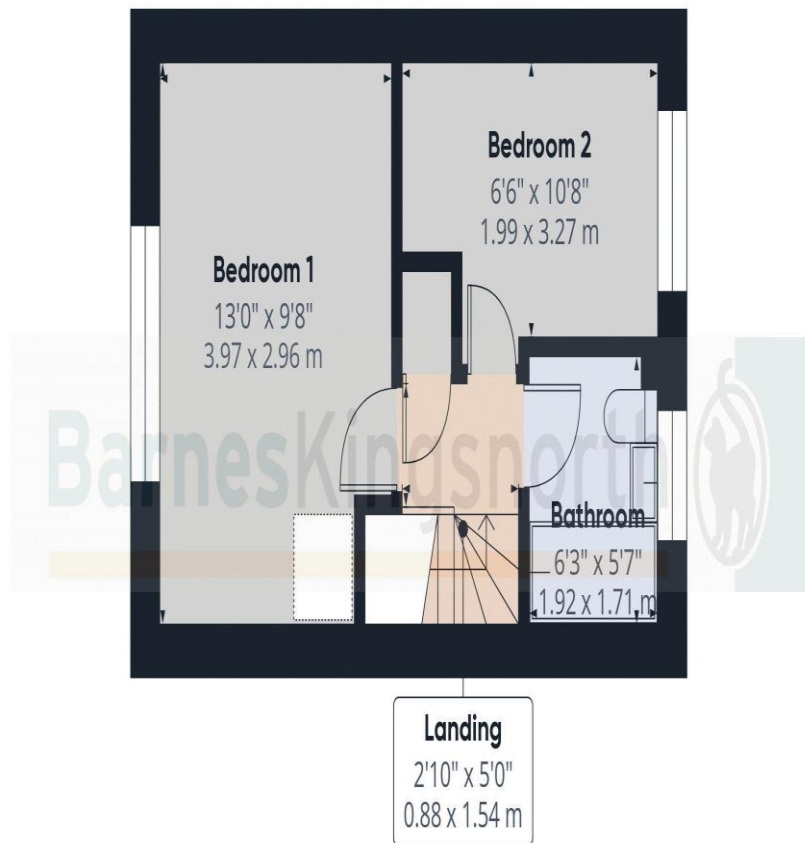
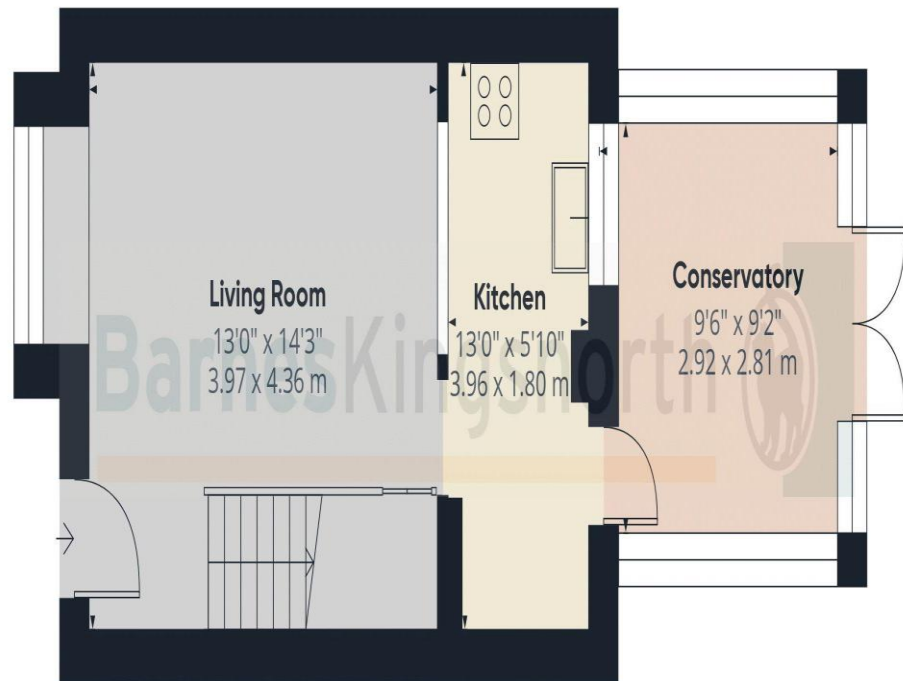
From our offices in Tonbridge High Street, proceed southwards, going over the first roundabout and past the mainline station. Turn left into Pembury Road at the next roundabout then take the second turning on the right into The Drive, at the top go straight across into Hill Top and the property will be found on the right 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 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: C

Ref: T1432



Approximate total area⁽¹⁾

599.01 ft²

55.65 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.

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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.