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BarnesKingsnorth



Dernier Road, Tonbridge, Kent, TN10 3EW

£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.



1/2



3/4



1

THE PROPERTY

Town houses tick all the boxes when it comes to busy family life and this one is no exception! Conveniently situated, this terraced property offers spacious & versatile accommodation, arranged over three floors. On the ground floor a good size entrance hall welcomes you in and provides access to the utility room, with useful sink, space for washing machine, tumble drier and a cloakroom, together with the Family Room, giving access directly out to the rear garden (this has the option to become another bedroom if required). Stairs to the first floor and to the kitchen/dining room fitted with light coloured units for storage and with plenty of worktop ready for those culinary creations, there is space for a free standing cooker and undercounter fridge. The spacious light and airy sitting room with large picture window to the front provides plenty of space for comfy seating and entertaining. Stairs to the second floor give access to the generous master bedroom, another good size double and single bedrooms. The accommodation is very well presented and an internal inspection is essential to appreciate this flexible family house.

OUTSIDE

Driveway for parking and access to the single garage with double doors. Enjoying an Easterly aspect, the rear garden is the perfect spot for morning coffee! or just relaxing in the low maintenance garden.



THE LOCAL AREA

Situated on the Northern side of the town, this property is conveniently located with eateries, shopping, amenities and recreational facilities all within walking distance. The town is centred around the river Medway and features Kent's best example of a Motte & Bailey Gatehouse at Tonbridge Castle along with the beautiful buildings of Tonbridge School. 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 renowned Private and State Schools and the easy commute to London Bridge, Cannon Street and Charing Cross. There is an excellent range of shopping with two markets in the town - one held every Saturday and the popular Kent Farmers' market on the second Sunday of each month. Plenty of recreational facilities in the area along with Tonbridge sports ground which provides swimming pool, tennis courts, riverside walks and cycle paths. As well as nearby Tonbridge station, the property is well positioned for access to the A21 leading onto the M25 towards London and the South Coast.

ROUTE TO VIEW

From our office in Tonbridge High Street proceed northwards. At the first set of traffic lights go straight across, at the second set go straight across onto the A227/Shipbourne Road. Proceed straight across the first roundabout and then take the first turning on the right into Dernier Road, turn left 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.

Energy Efficiency Rating: C

Council Tax Band:D

Ref: T1434/524032/V1

