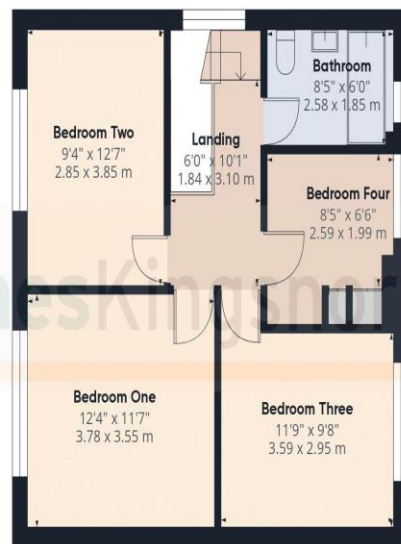


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



Floor 0



Floor 1



Approximate total area⁽¹⁾

1624.93 ft²
150.96 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



Rutherford Way, Tonbridge, Kent, TN10 4RH

£675,000 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.



3



4



1

THE PROPERTY

Set in a cul-de-sac location, this attractively presented, detached house could be your perfect family home. The generous accommodation is well planned and ideal for modern family life. Light & bright entrance hall which opens into a useful study with double aspect and handy storage cupboard. There is an inner hall with cloakroom and stylish wood flooring. The spacious living room offers plenty of room for relaxing and opens into the dining room with double doors out to the garden. Together these rooms stretch to over 34' in length, ideal for when all the family gather or you are entertaining. The kitchen is a good size too and is neatly fitted with a range of light wood fronted units & worktops and includes freestanding electric cooker and dishwasher along with space for a washing machine & fridge freezer too. There is a door to outside and the well thought out division incorporates the sink, perfect for keeping an eye on the 'homework' etc whilst the chores get done! The breakfast/family room has a large skylight, creating a bright & sunny feel and practical ceramic tiling flows through the rooms and on into the lovely conservatory which has underfloor heating and double doors out to the garden. The layout is both stylish and functional..... a super space that works perfectly for busy family life. Stairs from the inner hall to the first floor where you will find the four bedrooms, three are doubles and one single which is home to the airing cupboard. A crisp & bright bathroom completes the picture.

OUTSIDE

The frontage has been stylishly landscaped to offer parking and features a variety of ornamental & evergreen shrubs to one side. Gated side access & pathway to the rear. Enjoying a sunny, south easterly aspect, the garden is mainly laid to lawn with perfectly placed, patio for those 'al fresco' meals. There is plenty of space for children & pets to play and a garden shed, together with two useful external storage cupboards.



THE LOCAL AREA

Rutherford Way is located just over 2 miles distant from Tonbridge town centre on the northern side of the town. A super area for families, offering local shops and amenities at both York Parade and Martin Hardie Way. There are popular primary schools in the vicinity and the property is within the catchment area of both secondary and grammar schools. The area also benefits from open space and is within easy access of Tonbridge, a modern, yet historic town so ideally placed for the main line 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. 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 mainline station offers fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes.

ROUTE TO VIEW

From our office in Tonbridge High Street, proceed northwards across two sets of traffic lights onto the Shipbourne Road (A227), continue straight over two roundabouts, passing York Parade shops on the left-hand side. Take the second turning into Whistler Road and then immediately left into Rutherford Way where 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: C
Council Tax Band: F

Ref: T1438/524082/V1

