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BarnesKingsnorth



Lyons Crescent, Tonbridge, Kent, TN9 1EY

Guide: £500,000-£550,000 Freehold

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



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THE PROPERTY

RENOVATION REQUIRED! Looking for a family home to really make your own, then look no further. It's not often that projects like this come along - it's even less often they come up in such a convenient & central location! Typical of it's time in both function & style, this substantial Edwardian home is now ready for a complete makeover and a glance at the floorplan will reveal the spacious room sizes and potential on offer. Currently two flats, the accommodation will need to be adapted back into a single dwelling and re-designed into a family home for today. The ground floor offers two spacious reception rooms, kitchen, bathroom and on the first floor there could be four bedrooms and a bathroom. All systems will need upgrading although the first floor has gas central heating.

OUTSIDE

Area of frontage with off road parking potential (drop kerbs in place). Gate & covered area leading to the rear garden which is now ready for a makeover too! Whilst presently overgrown, it is not difficult to see the 'easily manageable', town garden it could become.

AGENTS NOTE: This property is only suitable for Cash Buyers

THE LOCAL AREA

Lyons Crescent is situated just a stroll from the centre of the historic town of Tonbridge with shopping, amenities and recreational facilities all on the doorstep! The town, centred around the River Medway and featuring one of 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. Modern day life focuses on the many excellent private and state schools and the easy commute to London Bridge, Cannon Street and Charing Cross. Plenty of recreational facilities in the area along with Tonbridge sports ground which provides an indoor/outdoor swimming pool, tennis courts, riverside walks and cycle paths. As well as the proximity to Tonbridge station the property is well positioned for access to A21 leading to M25 towards both London and the south coast.

ROUTE TO VIEW

From our office in Tonbridge High Street, proceed in a southerly direction and take the second turning on the left Lyons Crescent where the property will be found on the left-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 purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D & D

Council Tax Band: B & B

Ref: T1427/524082/V1



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.