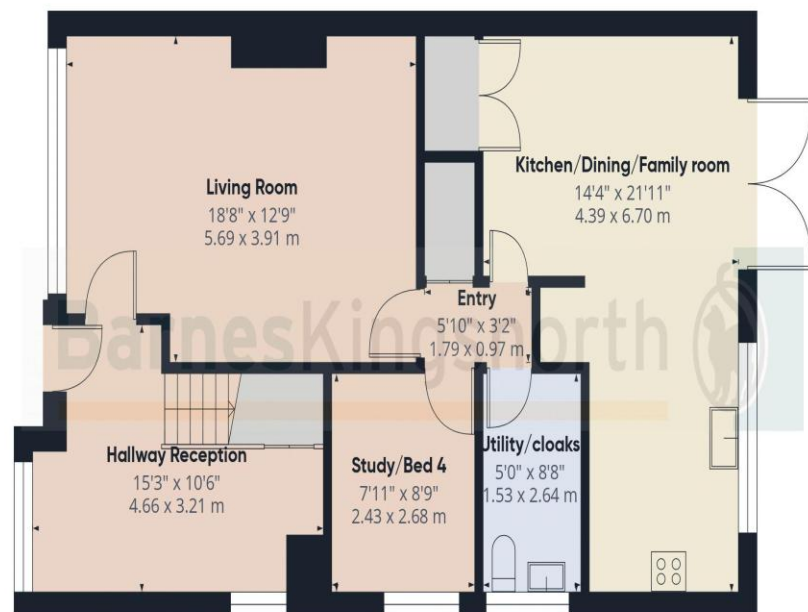


Barnes Kingsnorth offices at:

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



BarnesKingsnorth

Approximate total area⁽¹⁾

1282 ft²
119.1 m²

Reduced headroom

20 ft²
1.9 m²

(1) Excluding balconies and terraces

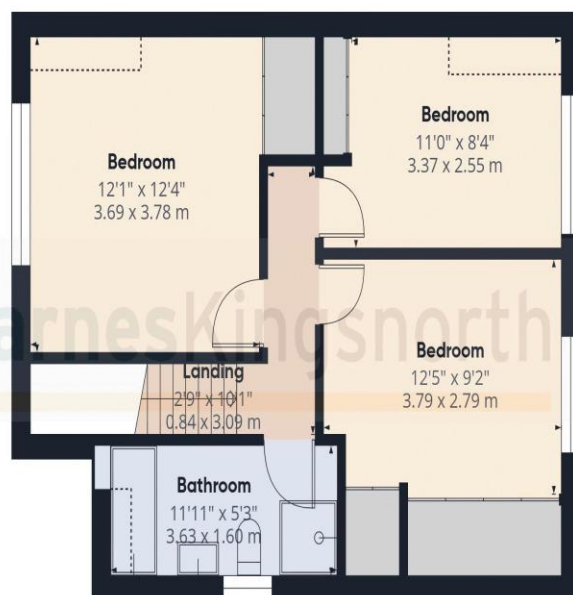
Reduced headroom

Below 5 ft/1.5 m

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



Darwin Drive, Tonbridge, Kent, TN10 4SA

£565,000 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

Brought to market with family living in mind, the flexible layout at this immaculately presented semi-detached chalet bungalow will suit family living and the superb location makes it an excellent choice for families. Greeted by the beautifully maintained and modern appeal of the property's exterior, the entrance door leads into a light and bright entrance hall with reception area. A door takes you through to the beautifully decorated & spacious living room with full width picture window to the front of the property. A feature white stone fireplace with inset electric fire adds a stylish focal point and it has a modern yet cosy feel and includes luxury, yet practical, vinyl flooring throughout. The superb kitchen/dining/family room provides multiple living areas and the luxury kitchen area is well equipped with a comprehensive range of white units with quartz worktops over with integral appliances including, dishwasher, double oven and induction hob. The dining area has double glazed patio doors flowing onto the terrace and delightful rear garden beyond. A useful utility/cloakroom provides worktops and space for washing machine and tumble dryer and that all important downstairs WC, a must for every busy family. The separate TV room/study/bedroom four is an additional bonus and completes the ground floor accommodation. Stairs rise from the reception hall to the first floor where you will find three well proportioned double bedrooms, all with ranges of fitted wardrobes. The impressive family bathroom fitted with white sanitary ware and chrome finishing touches provides elegance and comfort and has the benefit of both a bath and a separate shower cubicle.

OUTSIDE

The property has an open frontage with a well-maintained area of lawn and a block paved driveway providing space for several vehicles. The breathtaking rear garden has been thoughtfully landscaped with an extensive area of lawn interspersed with well stocked borders of mature flowers and shrubs providing interest for the keen horticulturist! There is a generous paved patio area for enjoying those al-fresco evening suppers and the garden shed is included in the sale. This beautifully presented family home, thoughtfully updated, is move-in ready and features luxury modern amenities in a fantastic location.

AGENT'S NOTE: The property has two air conditioning units fitted to the Reception hall & Bedroom Two.



THE LOCAL AREA

Darwin Drive is located just over two miles distant from Tonbridge town centre on the northern side of the town. A favoured area with families, offering local shops and amenities at both York Parade and Martin Hardie Way. There are popular primary schools close by 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 town centre, 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 ground 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.

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 and take the third turning into Whistler Road, continue along and take the first turning on the right into Darwin Drive and the property will be found on the left 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: E

Ref: T1440/525091/V1

