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**Francis Road, Hildenborough,  
Tonbridge, Kent, TN11 9JY**

**£875,000 Freehold**

**Viewings strictly by appointment with the agent**  
**Tel: 01732 771616**  
**[www.bkestateagents.com](http://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.





2/3



3/4



2

## THE PROPERTY

Let the family spread out at this spacious family home featuring beautifully presented accommodation in a fantastic location! Greeted by the property's most attractive frontage with wide storm porch that welcomes you in. Entrance door into a spacious hallway with plenty of room to store all the family coats and shoes tidily away. There is a handy, stylish downstairs shower room, always a benefit for the busy family and doors radiate off the hallway to the three appealing reception rooms. The generous sitting room is bright and spacious but still retains that cosy feel with the charming brick fireplace and surround which includes an iron grate for the gas effect fire on those cooler evenings! There is a separate dining room and a further reception room which could be used as a playroom, TV room, study or even a fourth bedroom! The kitchen/breakfast room is well equipped with a comprehensive range of oak units and light-coloured worktops providing ample storage and working space to create those favourite family suppers! There is the addition of a useful breakfast bar too. Stairs rise from the hallway to the landing where you will find the principal bedroom with built in wardrobe cupboards along with two further well proportioned, double bedrooms ideal for either family or guests. This traditional property offers a great opportunity to combine modern features and flexible layout in a convenient location making it an excellent choice for families.

## OUTSIDE

Neat frontage with plenty of driveway parking and the detached double garage adds practicality and convenience. Side access to the rear garden which is very family friendly being wide & level with lawn for the children to play and patio for relaxing and 'al fresco' meals.



## THE LOCAL AREA

This family property ticks all the boxes being ideally situated in the popular village of Hildenborough. The town of Tonbridge is approximately 2 miles distant and offers an excellent range of shopping, restaurants and recreational facilities along with an excellent selection of state and independent schools. The town boasts a fine example of a Motte & Bailey Norman Castle set upon the banks of the River Medway. The castle grounds adjoin Tonbridge sports ground which provides plenty of opportunity for keeping fit with an indoor/outdoor swimming pool, cycle routes, sports pitches along with riverside walks. Rail services are offered from either Hildenborough or Tonbridge with fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. There is easy access to the A21/M25 motorway and to the South coast.

## ROUTE TO VIEW

From our offices in Tonbridge High Street, proceed northwards going straight across the first set of traffic lights. Bear left onto the London Road (B245) at the second set of traffic lights, continue along this road and just after The Flying Dutchman Pub, take the right-hand turning into Coldharbour Lane. Then take the left-hand turning into Francis Road where 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: D**

**Council Tax Band: F**

**Ref: T1442/526020/V1**

