

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



Deakin Leas, Tonbridge, Kent, TN9 2JT

£725,000 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.



2/3



5/6



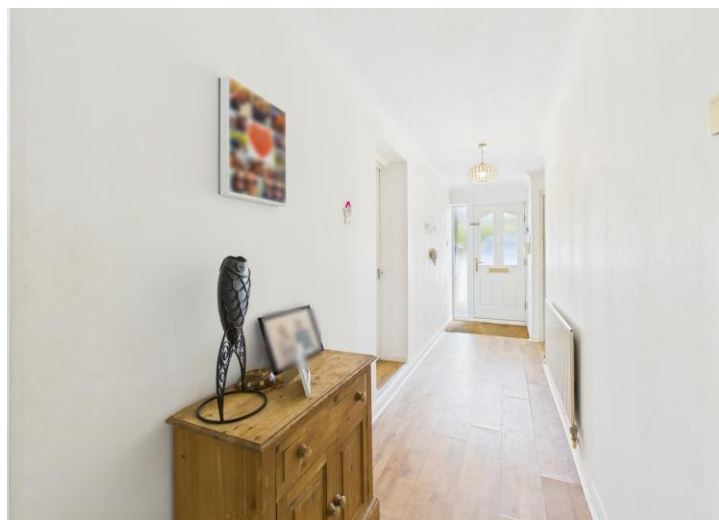
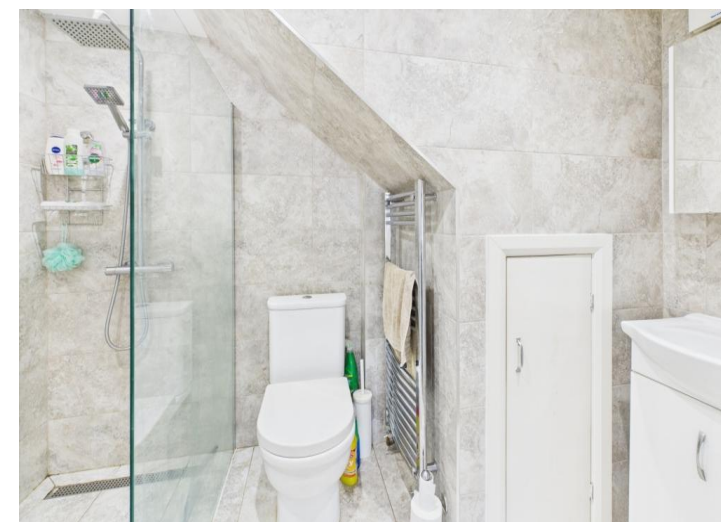
2

THE PROPERTY

Let the family spread out in this modern detached home which offers good size & adaptable living accommodation along with 5/6 bedrooms! Well positioned for busy family life with a great selection of schools, the mainline station and High Street all within walking distance. Recessed entrance porch & door into light & airy hallway with handy cloakroom & storage cupboard. The main living room is a good size with aspect to the front and plenty of space for comfy seating. Door into the dining room with double doors out to the rear garden. The kitchen enjoys garden view too and is comprehensively fitted with plenty of storage cupboards, worktops and includes double oven, ceramic hob, canopy extractor along with integrated dishwasher. There is space for a tall fridge/freezer and the room opens into the attractive garden room with double doors out to the garden. Completing the ground floor picture is the garage conversion which is now a double bedroom with en-suite shower.... ideal for visiting guests or relatives needing their own space. On the first floor you will find 5 bedrooms, 3 singles to the rear and 2 double bedrooms with aspect to the front along with the family bathroom.

OUTSIDE

Block paved driveway with parking for several cars. Gated side access to the large rear garden which is fully enclosed with mature trees & shrubs. Approximately 100' in length and laid mainly to lawn, the garden is perfect for children & pets to let off steam and there is plenty of room for that trampoline or a family game of rounders. At the end of the garden there is a brick-built studio with power & light, so could easily become that working from home office or home gym as required.



THE LOCAL AREA

This detached family property is just a short walk to the heart of the modern, yet historic town of Tonbridge, so ideally placed for the mainline station and commuting to London. Tonbridge offers an excellent range of shopping and recreational facilities along with a fine example of a Motte & Bailey Norman castle built in the 13th Century and set on the banks of the River Medway. The castle grounds adjoin Tonbridge sports ground with its indoor/outdoor swimming pool, cycle routes and sports pitches, so plenty of opportunity for keeping fit! Tonbridge mainline station offers fast services to London Charing Cross and with easy access to the towns renowned secondary, grammar and independent schools the location of this superb family home really ticks all the boxes.

ROUTE TO VIEW

From our office in Tonbridge High Street, proceed in a southerly direction passing the mainline station on the right-hand side and taking the first left at the roundabout into Pembury Road, continue along taking the third turning on the right into Deakin Leas. Continue up to the top of the hill and then bear left 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: D

Council Tax Band: E

Ref: T1449/527010/V2

