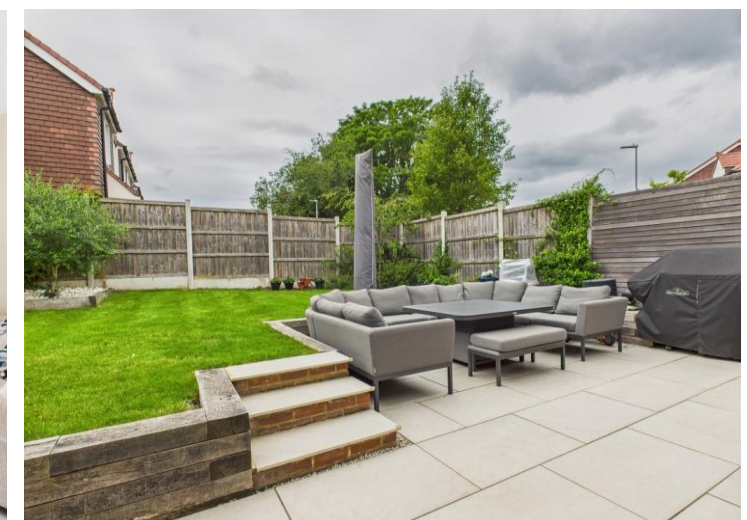


Barnes Kingsnorth offices at:

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



Hazelwood Close, Tonbridge, Kent, TN11 0FP

£690,000 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.



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THE PROPERTY

This attractive, detached, family home is set on a corner plot, within the Somerhill Green development, a popular location within easy access of the High Street, schools and amenities. The neatly presented accommodation is over three floors providing flexibility for family and guests. Entrance hall with cloakroom and most useful utility cupboard that offers space for laundry equipment. The stylish kitchen/breakfast room is well fitted with plenty of contemporary storage cupboards, quartz/granite worktops and includes double electric oven, gas hob with canopy extractor over, integrated dishwasher and integrated fridge/freezer.....everything to hand for those household tasks! The spacious living/dining room is 'L' shaped with plenty of room for family meals, comfy seating and on sunny days with the doors open, just perfect for entertaining. To the first floor you will find the second bedroom which enjoys an en-suite shower room, two further bedrooms and a crisp & bright family bathroom. Stairs up to the top floor where the master bedroom suite will be found with dressing room and spacious en-suite shower room.

OUTSIDE

Neat frontage with parking for two cars and attached garage. Side gate gives access to the rear garden which has lawn & borders along with a lovely patio for relaxing and dining 'alfresco' style.



THE LOCAL AREA

Somerhill Green is an attractive development located within easy access of the heart of the modern, yet historic town on Tonbridge so ideally placed for renowned schools as well as the mainline station and commuting to London. There is a new primary school conveniently placed within a very short walk. 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/Cannon Street/London Bridge the journey taking approximately 40 minutes. There are good road links to the A21/M25 along with easy access to the South Coast as well as beautiful countryside right on your doorstep Enjoy the good life here at Somerhill Green in Tonbridge.

ROUTE TO VIEW

From our office in Tonbridge High Street, proceed northwards and at the first set of traffic lights turn right onto the A26/Bordyke/Hadlow Road. Follow this road to the next set of traffic lights and take the right hand turn into Cannon Lane. Continue to the roundabout and take the first left into Vale Rise, passing the Mercedes Garage on your left. Proceed to the Woodgate Way roundabout and take the third exit to Five Oak Green Road which takes you to the Somerhill Green development. Turn right into Baker Lane and follow the road until you reach Hazelwood Close. Follow the road round 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: B

Council Tax Band: F

Ref: T1455/527003/V1

