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BarnesKingsnorth



Pen Way, Tonbridge, Kent, TN10 4JN

£399,995 Freehold

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



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THE PROPERTY

Move straight into this spacious and beautifully presented semi-detached bungalow perfectly located for local amenities and bus routes into the town centre. All rooms flow seamlessly off the spacious entrance hallway. The spacious sitting room is bright and spacious with ample room for comfy seating and a feature fireplace with electric fire creating a cosy and yet modern feel. Watch the seasons change from your picture window overlooking the rear garden and with a handy double glazed door leading outside to the patio area. The kitchen is comprehensively fitted with cream units and wood effect worktops providing ample storage and working space for those baking afternoons and is complete with easy-care stylish vinyl floor tiles. There are two well proportioned double bedrooms, bedroom one with bay window to the front, providing versatile space to use however you choose! A stylish, fully tiled shower room fitted with white suite with chrome fittings and a good size shower cubicle completes the accommodation.

OUTSIDE

Stepping outside you will be delighted by the well stocked, mature and meticulously maintained landscaped terraced rear garden. Enjoy your morning coffee on the generous patio area, your very own verdant oasis! The property is set back from the road with an extensive area of lawn to the front with screening hedging and trees recently planted. There is a drive providing off road parking for two cars. With its immaculately presented, flexible layout and superb location this delightful bungalow will certainly appeal!

THE LOCAL AREA

Pen Way is located just over 2 miles distant from Tonbridge town centre on the northern side of the town. A popular area for families and older people with local shops and amenities at Martin Hardie Way. There are popular primary schools in the vicinity and the property is within the catchment area of both secondary and grammar schools. The area also benefits from open space with woodland close by and is within easy access of Tonbridge, a modern, yet historic town, so ideally spaced 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. A colourful history intertwines tales of Kings and tyrants, heroes and mercenaries and there are links with famous literary figures. The castle grounds 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 mainline station offers fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes.

ROUTE TO VIEW

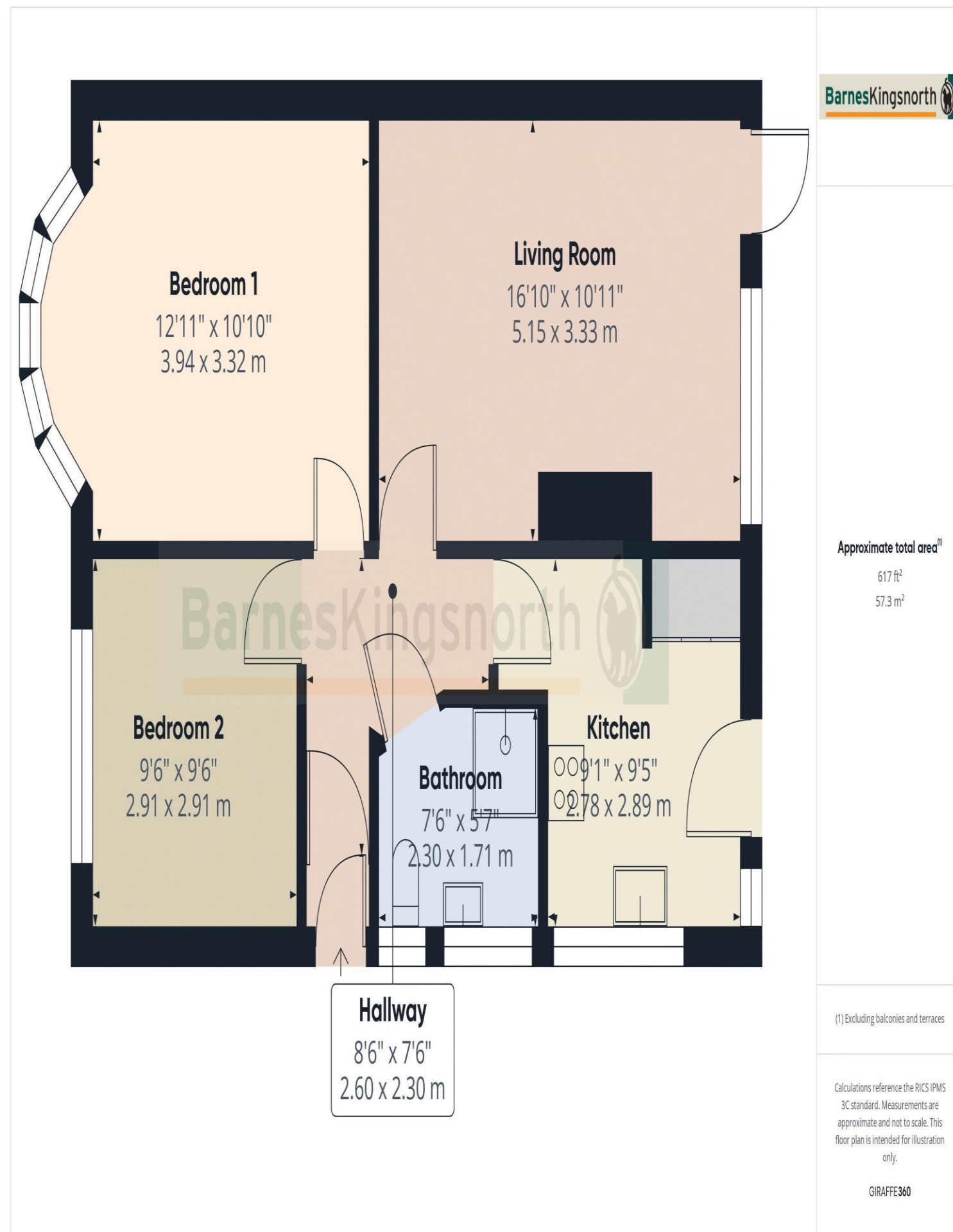
From our office in Tonbridge High Street, proceed northwards and at the traffic light turn right into Bordyke/A26/Hadlow Road. Continue along Hadlow Road for just over a mile and take the left hand turning into Higham Lane. Proceed along this road and take the second turning on the right into Pen Way. 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.

Energy Efficiency Rating: D

Council Tax Band: D

Ref: T1456



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.