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Parsons Place, Off Priory Street, Tonbridge, Kent, TN9 2GA

£495,000 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

Brought to the market with family living in mind, this modern end of terrace home is in a superb location for local schools and offers charming and beautifully presented accommodation of excellent proportions. The light and bright hallway offers plenty of room for all those coats and shoes and has a handy cloakroom, a must for every busy family. The living/dining room welcomes you in giving a cosy but modern feel, light and airy with ample room for comfy seating together with a more formal area for dining. Welcome the outside in through the double-glazed, double doors leading out into the rear garden. There is a stylish kitchen with aspect to the front of the property, fitted with blonde wood floor units and wall cupboards and granite style worktops, ample space for both storage and working space to create those family suppers and some appliances are included too! The easy-care granite coloured floor tiles will also appeal to the busy family! Stairs rise to the first floor from the hall where you will discover a spacious landing with study area and two well-proportioned bedrooms perfect for family or guests. The family shower room, with its stylish, easy-care grey flooring is located here, fitted with shower cubicle, crisp white suite and chrome finishings. Further stairs take you up to the second floor and the primary suite with a generous landing and a spacious double bedroom with stylish en-suite shower room, fitted with smart white sanitaryware and chrome fittings providing ultimate comfort. The property is being sold with the benefit of NO ONWARD CHAIN.

OUTSIDE

Stepping outside the property boasts off-road parking with the convenience of its own allocated space in the parking area to the front. There is a neat, paved front garden with screen hedging and side access to the rear. Fully enclosed, the rear garden is predominantly laid to lawn with patio area and includes a good size garden shed. In our opinion this versatile property caters for a multitude of lifestyle needs and should most definitely be included on your 'to view' list!



THE LOCATION

Parsons Place is conveniently placed close to the heart of the town and convenient for the mainline station, High Street and many schools. Tonbridge is a modern yet historic town that offers an excellent range of 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. A short stroll will find you at Tonbridge mainline station with fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good road links to the A21 the location of this super house really ticks all the boxes.

ROUTE TO VIEW

From our office in Tonbridge High Street proceed southwards over the big bridge and turn left at the roundabout, second turning on the left into Priory Street and Parsons Place will be found on the right-hand side.

PLEASE NOTE: In accordance with Money Laundering Regulations, we are 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: D

