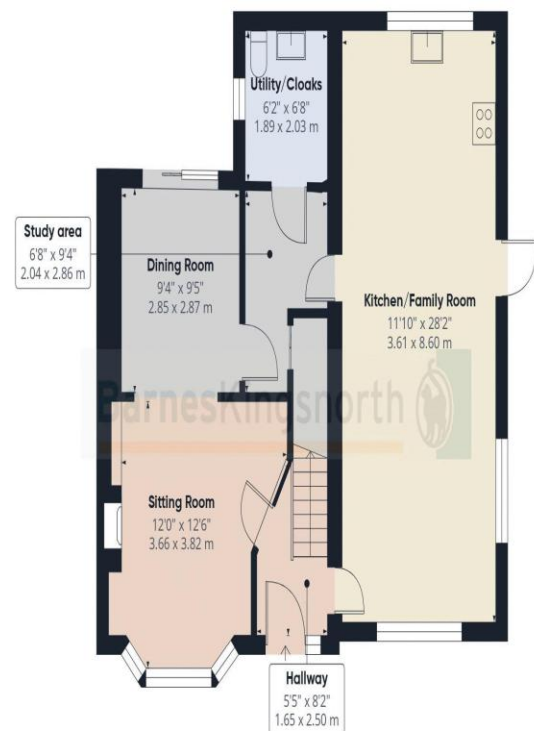


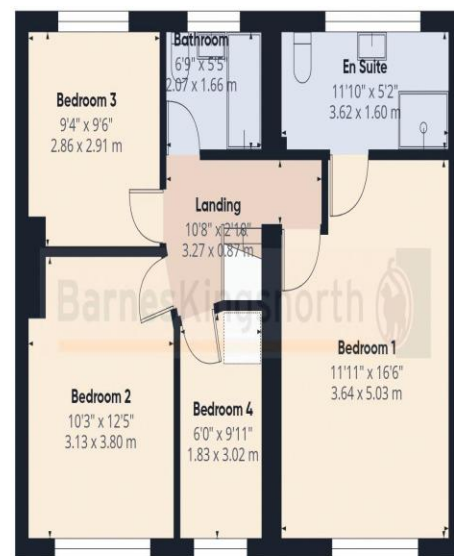
Barnes Kingsnorth offices at:

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



Floor 0 Building 1



Floor 1 Building 1



Approximate total areaⁿ

1442 ft²

134 m²



Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Dowgate Close, Tonbridge, Kent, TN9 2EH

£675,000 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.



3



4



2

THE PROPERTY

Brought to market with family living in mind this bright and spacious home offers multiple flexible living areas to suit contemporary family life. Upon entry the light and airy hallway just welcomes you in and leads into the open plan kitchen/family room. The well planned and stylish kitchen is equipped with a comprehensive range of pale grey units offering ample space for storage and working to create those family suppers and is open to the family room. Easy care, stylish flooring flows seamlessly through the space and the rear window overlooks the delightful garden, making those 'at the sink' jobs easier! Turning left from the hallway you will discover the separate sitting room, the perfect space to keep free of the family clutter and relax around the feature fireplace. There is also the bonus of a separate dining room with sliding patio doors leading to the generous garden creating an open and airy atmosphere. A study area leads to a handy utility room with storage and incorporating the cloakroom completes the ground floor accommodation. Ascend to the upper floor to uncover the primary bedroom boasting impressive proportions and including a luxury en-suite shower room. A further two double bedrooms and a single bedroom are all well proportioned and perfect for families or guests. The family bathroom is fitted with stylish white sanitary ware and easily maintained flooring a must for the busy family.

OUTSIDE

There is driveway parking for two vehicles and a separate garage adding practicality and convenience. The fully enclosed rear garden is delightful and well tended with a variety of areas created to absorb the overall tranquility. A pergola with seating area and patio is the perfect space to relax and unwind after a busy day. This delightful and beautifully presented 'move in' ready family home offers a unique opportunity to combine modern features and flexible layout with a convenient location and will certainly cater to a multitude of lifestyle needs.



THE LOCAL AREA

Dowgate Close 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 continue over the first roundabout, at the second roundabout take the left hand turn into Pembury Road and left at the top into Tudeley Lane. Take the second right into Dowgate Close and the property will be found on the left hand side identified by our For Sale board.

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 and 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: D

