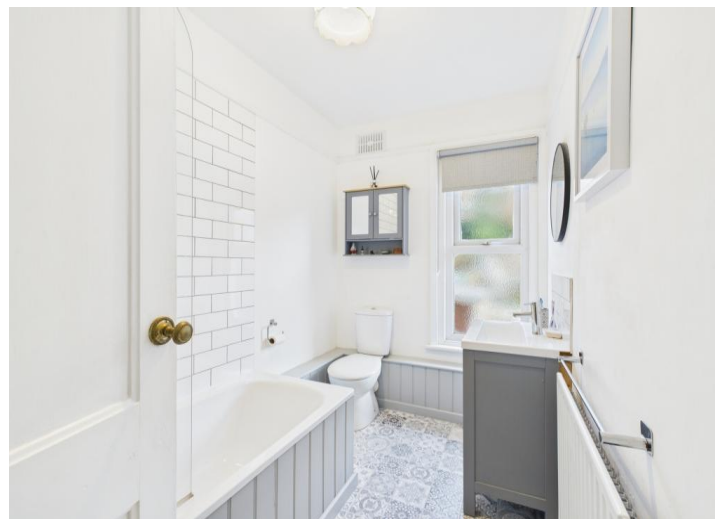


**Barnes Kingsnorth offices at:**  
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: [pembury@bkea.co.uk](mailto:pembury@bkea.co.uk)  
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: [tonbridge@bkea.co.uk](mailto:tonbridge@bkea.co.uk)  
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: [lettings@bkea.co.uk](mailto:lettings@bkea.co.uk)

# BarnesKingsnorth



**St. Marys Road, Tonbridge, Kent, TN9 2NN**

**£375,000 Freehold**

Viewings strictly by appointment with the agent  
Tel: 01732 771616  
[www.bkestateagents.com](http://www.bkestateagents.com)





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### THE PROPERTY

Conveniently placed in an elevated position this mid-terrace will make an ideal first-time or investor property. The well presented accommodation is light and airy with generous room sizes. Front door into entrance lobby and doorway to a charming sitting room with a useful understairs cupboard. Door into the delightful kitchen/diner which has been refitted and now offers a comprehensive range of cream coloured units with woodblock worksurfaces and includes electric single oven, gas hob and canopy extractor over. There is space for a washing machine and fridge freezer and room for a good size table and chairs. Along with easy care wood effect flooring there is a handy part glazed door direct to the garden. Stairs from the lobby to the first floor where you will find a generous double bedroom with aspect to the front and a handy cupboard. There is a second double bedroom with garden view and completing the picture a stylish and contemporary bathroom.

### OUTSIDE

Steps to front door with area of low maintenance gravelled garden and a flower bed for colourful planting. The rear garden is fully enclosed, has been practically terraced with area of lawn, beds for planting and a shed for garden storage.

### THE LOCAL AREA

Located in a favoured residential road popular with families and professionals alike, this traditional home is just a short walk from the heart of this modern, yet historic town so ideally placed for the mainline station and commuting to London as well as for 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. With good links to the A21 & M25 and easy access to the town's renowned secondary, grammar and independent schools the location of this home ticks all the boxes.

### ROUTE TO VIEW

From our office in Tonbridge High Street, proceed southwards and go straight over the first roundabout, turn left at the second roundabout into Pembury Road and the first right into St Mary's Road, continue over the crossroads the the property will be found towards the top of the hill 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: C**

**Council Tax Band: C**

Ref: T1477/621091/V1



**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.