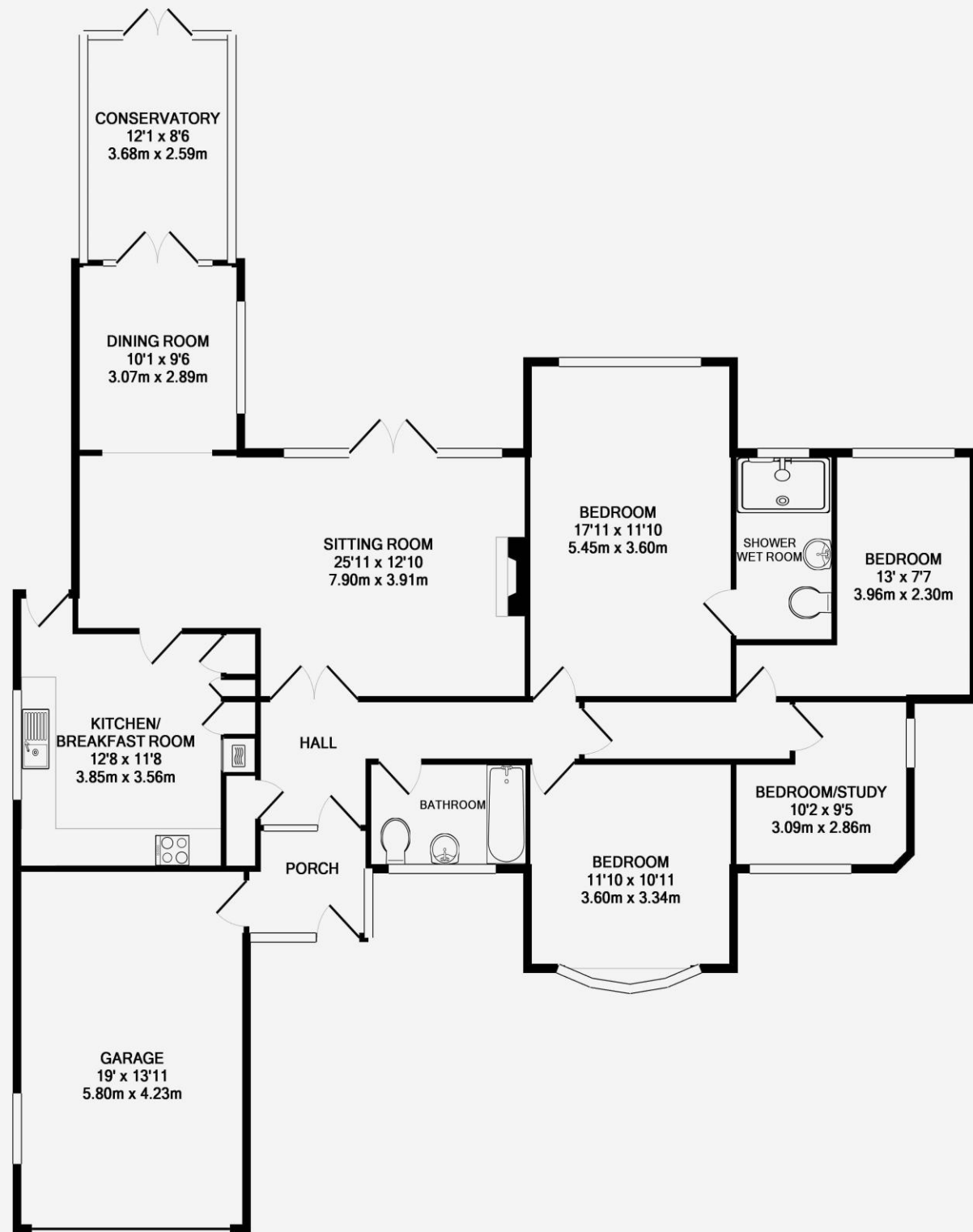


Barnes Kingsnorth offices at:

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



CORRENDEN ROAD TONBRIDGE
 TOTAL APPROX. FLOOR AREA 1751 SQ.FT. (162.7 SQ.M.)
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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.



Correnden Road, Tonbridge, Kent, TN10 3AX

£750,000 Freehold

Viewings strictly by appointment with the agent

Tel: 01732 771616

www.bkestateagents.com



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THE PROPERTY

Located in a quiet and highly sought after position on the Tonbridge/Hildenborough borders, this spacious detached bungalow offers well proportioned property and excellent potential to personalise. The property is entered via an entrance porch leading to a central hallway, where the sense of space and natural light brings a welcoming feel. The generous sitting room provides an ideal space for relaxing and entertaining, opening through an archway into the separate dining room. Double doors from the dining room lead into the conservatory, which enjoys pleasant views over the rear garden. A comprehensive kitchen fitted with base and wall units comprising stainless steel sink unit with mixer taps, inset gas hob with extractor hood, fitted electric oven, and granite worktops. With space and plumbing for a dishwasher. There are four bedrooms, providing flexibility for family living, guests or home working. With the principal bedroom benefits from an en-suite bathroom. Additional features include internal access to the large double garage, fitted with an electric up and over door and offering space and plumbing for a utility area.

OUTSIDE

To the front, the property enjoys a lawned garden with established planting, alongside a generous driveway providing off road parking and access to the double garage. Gated side access leads to the private, south facing rear garden. Generous in size, the garden is mainly laid to lawn with a block paved patio and winding pathways, surrounded by an abundance of mature shrubs and trees, creating a peaceful and secluded space.



THE LOCAL AREA

This extended detached bungalow is situated in a highly sought after residential location, convenient for local shops, primary schools and nearby Tonbridge School and also convenient for grammar and secondary schools and with a regular bus service into Tonbridge town centre. The Oast Theatre is also only a short walk away. Tonbridge is a modern, yet historic town that offers an excellent range of shopping and recreational facilities. The town also boasts 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 football/rugby pitches so plenty of opportunity for keeping fit. Tonbridge mainline station provides fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good road links to the A21 and easy access to the secondary and grammar schools, the location of this property will certainly tick the box!

ROUTE TO VIEW

From our office in Tonbridge High Street, proceed in a northerly direction and at the first set of traffic lights go straight across, go left at the second set onto the B245, continue long this road turning left into Stacey Road and take the first turning into Seabrook Road this will continue into Correnden Road, the property will be found at the end of the cul-de-sac.

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 customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: F

Ref: T1480/621022/V1

