

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



Longmead Way, Tonbridge, Kent, TN10 3TF

£385,000 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.



2



3



1

THE PROPERTY

This semi-detached property offers an excellent opportunity for the incoming purchaser to re-style and modernise the home to suit personal tastes. Upon entering through the porch and inner door, you are welcomed into the entrance hall, which provides an access doorway leading to the living room, which features understairs storage and has vinyl flooring, with an open aspect through to the dining room which over looks the garden and leads through to the kitchen, which is fitted with a range of base and wall units, appliances, a window to the side, and door leading out to the garden. Stairs from the hallway to the first floor, which includes a built in storage cupboard with access to the roof space. Two double bedrooms and a single bedroom, making it ideal family living. The family bathroom contains a bath, handbasin and WC.

OUTSIDE

To the front, is a garden and driveway, which provides access to the garage/carport. The fully enclosed rear garden, enjoys a westerly aspect and offers outside space featuring a shed, lawn and patio areas. The garden backs onto local allotments, enhancing the sense of privacy and greenery - ideal for families and outdoor enjoyment.

AGENTS NOTE: The property has gas central heating and double glazing. For Sale with no onward chain.



THE LOCAL AREA

Located in north Tonbridge, an area popular with families, this property is most conveniently situated for schools and local amenities. There are good bus services into Tonbridge town centre and the mainline station. 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 sports pitches, so plenty of opportunity for keeping fit! Tonbridge is renowned for first rate schooling with excellent primary, secondary, grammar and independent schools in the vicinity. With fast and regular services to London Charing Cross/Cannon Street from the main line station and good road links to the A21 and M25, the location of this property really is unrivalled.

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 onto A227 Shipbourne Road, at the roundabout go straight across, continue along the Shipbourne Road, take the second turning on the left into Welland Road and the first turning on the right into Longmead Way. The property will be located on the left hand side of the road and identified by our for sale board.

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 address (utility bill) for each purchasers. BKEA employs the services of Smartsearch to verify the identify and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: D

Ref: T1481/821062/V2

