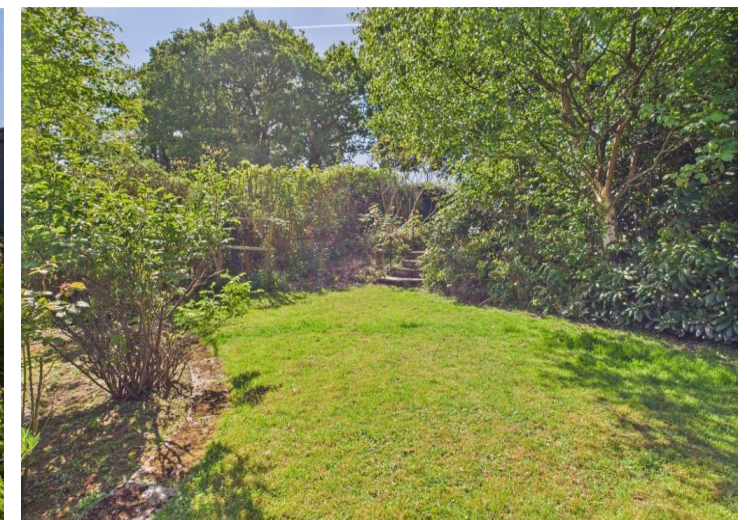


**Barnes Kingsnorth offices at:**  
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: [pembury@bkea.co.uk](mailto:pembury@bkea.co.uk)  
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: [tonbridge@bkea.co.uk](mailto:tonbridge@bkea.co.uk)  
Lettings, 141 High Street,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

# BarnesKingsnorth



**Nursery Close, Tonbridge, Kent, TN10 4JJ**

**£350,000 Freehold**

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





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### THE PROPERTY

Requiring some updating, this attractive, semi-detached bungalow is ideal for those seeking a quiet location within easy access of amenities. Along with the potential to makeover & style to your own requirements, the bungalow currently offers: Entrance door into hallway with rooms radiating off. There are two double bedrooms, one to the front & one with garden aspect, a spacious living room with patio doors to the garden and a kitchen & shower room both ready for a re-fit. The property has gas heating and benefits from NO ONWARD CHAIN.

### OUTSIDE

Attractive 'cottage style' front garden with lawn and borders full of shrubs & colourful perennials. Pathway to front door and the side gate which leads to the rear garden. On three levels, this large mature garden will certainly tick the box for the keen gardener and offers lots of opportunity to create your perfect sanctuary. Fully enclosed and abundant with trees & shrubs, there is an area of terrace for enjoying that beverage in the sunshine, a timber shed, steps up to middle level with lawn and further steps to the top section which backs on to local allotments.

### THE LOCAL AREA

Nursery Close is located approximately 2 miles distant from Tonbridge town centre on the northern side of the town. A popular area with local shops and amenities at nearby Martin Hardie Way and open space and woodland walks close by. There is a favoured Primary School within walking distance and the property is within the catchment area of both secondary and grammar schools. Tonbridge is a modern yet historic town and 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. There is a mainline station with fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good road links to the A21/M25 and the south coast, the location of this property ticks all the boxes!

### ROUTE TO VIEW

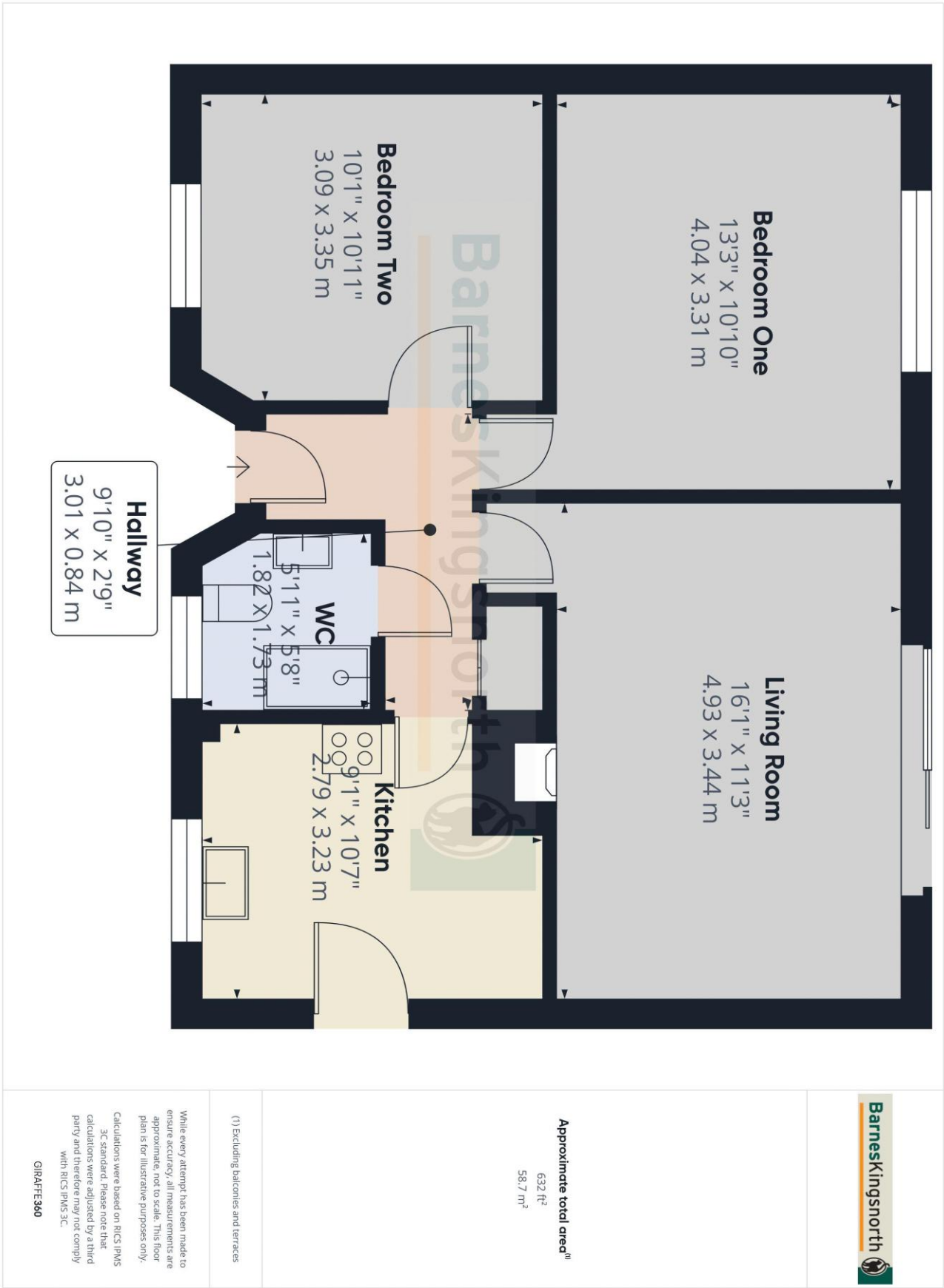
From our office in Tonbridge High Street proceed northwards. At the first set of traffic lights turn right into Bordyke, which then becomes the Hadlow Road. Take the fourth turning on the left into Higham Lane and then the second turning on the left into Nursery Close. The property will be found on the left-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: D

Council Tax Band: D

Ref: T1437/524003/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.