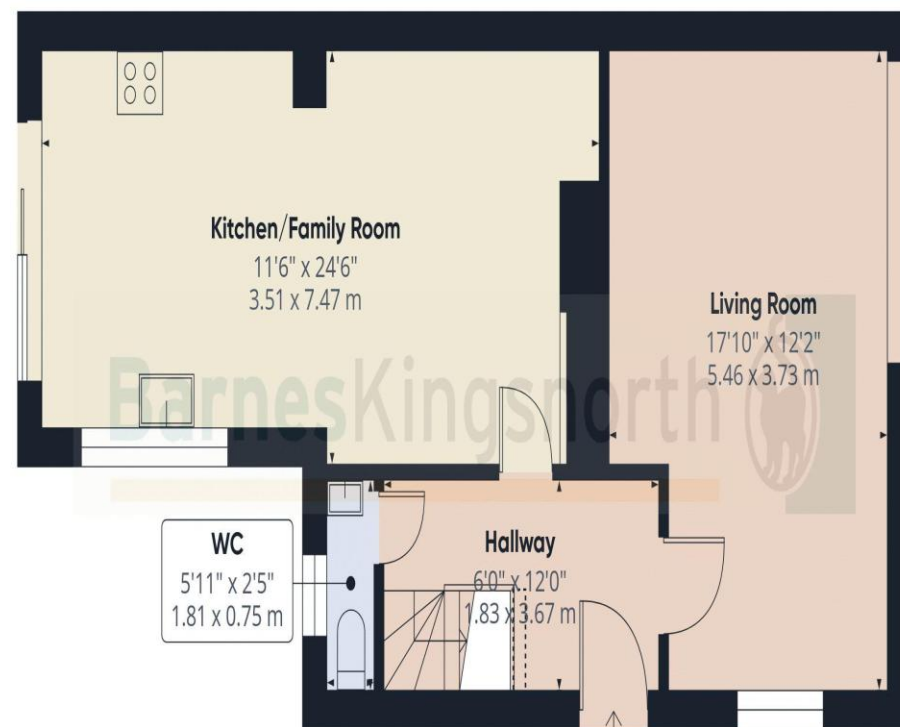


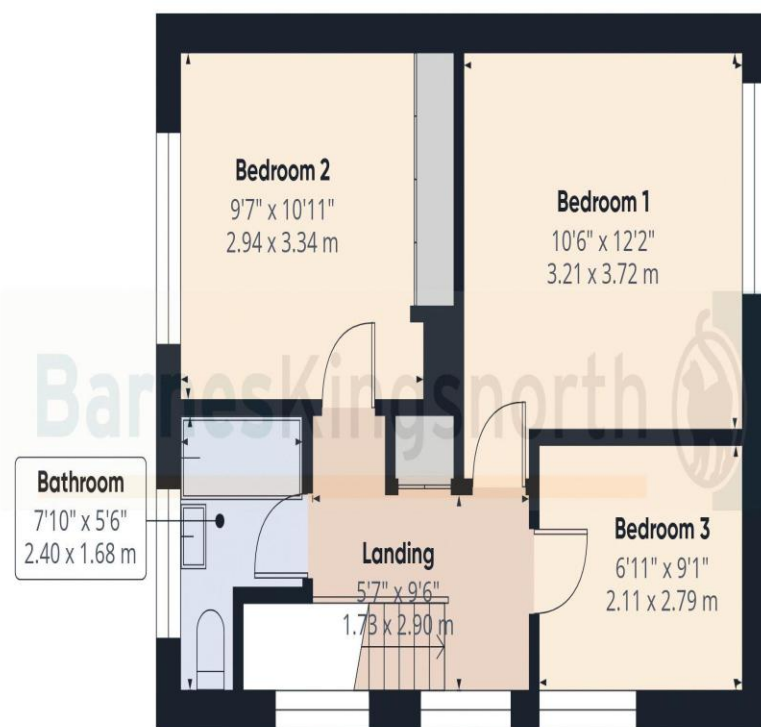
**Barnes Kingsnorth offices at:**

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



Floor 1



**Approximate total area<sup>(1)</sup>**

959 ft<sup>2</sup>  
89.1 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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

GIRAFFE360



**Silverhurst Drive, Tonbridge, Kent, TN10 3QH**

**£510,000 Freehold**

**Viewings strictly by appointment with the agent**

**Tel: 01732 771616**

**[www.bkestateagents.com](http://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

Being sold with NO ONWARD CHAIN. This popular Gough Cooper built semi-detached has been extended to provide the perfect spacious and flexible layout to suit modern family living. Entrance door leads into the entrance hall with ample room for storing all those coats and shoes out of sight and includes a handy cloakroom. The ground floor, having been extended, offers multiple spacious living areas. The light and bright living room providing ample room for seating and a more formal dining room/family room which opens into the kitchen. The kitchen, ready for a re-style, is well equipped with a comprehensive range of light oak units with worktops over providing ample space for working and storage. There is an easy-care vinyl tiled floor that will appeal to the busy family. Double glazed double sliding doors lead onto the rear garden and flood the kitchen with light. To the first floor you will find the three well proportioned bedrooms, perfect for family or guests and the family bathroom, ready for a re-style, currently fitted with a white suite with a shower over the bath and practical vinyl tiled flooring.

## OUTSIDE

An area of lawn to the front and a driveway offering ample off road parking plus the detached garage (approx 19' x 8') There is a super sized, South facing rear garden predominantly laid to lawn, plenty of space for children and pets to let off steam with a small patio area and is fully enclosed offering the chance to re-style and create your very own slice of tranquility. This versatile property offers an exceptional opportunity to update and re-style and combined with its flexible layout and convenient location it will certainly appeal to the growing family!



## THE LOCAL AREA

Silverhurst Drive is located approximately 2 miles distant from Tonbridge town centre on the northern side of the town. A popular area for families and highly sought after with local shops at York Parade and open space and woodland walks close by. There are favoured primary schools within walking distance and the property is within the catchment areas of both excellent 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 & Baily Norman Castle built in 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 is ideal!

## ROUTE TO VIEW

From our office in Tonbridge High Street proceed to the first set of traffic lights go straight across, at the second set of traffic lights go straight across into the Shipbourne Road (A227). Continue straight over two mini roundabouts and drive past York Parade shops on the left-hand side, turning left into St Bernards Road and immediately right into Hazel Shaw, take the first turning on the left into Silverhurst Drive and the property will be found 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:D**  
**Council Tax Band: E**

Ref: 52022132/HK/V2

