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# BarnesKingsnorth



**Hill Top, Tonbridge, Kent, TN9 2UL**

**£340,000 Freehold**

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



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## THE PROPERTY

Ready for a new owner, this modern terrace will certainly tick the box for either a first time buyer or investor. Located in an elevated position on the south side of the town, this property is within easy access to schools, the High Street and the mainline station. Entrance door into the light and bright living room with box bay window to the front, the living room also has a useful understairs cupboard for storage. A compact fully fitted kitchen has everything to hand and busy professionals or a young family will appreciate the easy-care flooring which flows throughout the ground floor. A wide arched division between the rooms keeps the conversation flowing whilst preparing supper. To the first floor are two bedrooms, one double with fitted wardrobe cupboards and one single. Completing the picture is the modern family bathroom fitted with crisp white suite.

## OUTSIDE

Low maintenance frontage and a real bonus here is the allocated parking space! The rear garden is fully enclosed and offers the incoming owner a great opportunity for a garden makeover to create the perfect outside space!

**THE LOCAL AREA** Located in a convenient area of south Tonbridge, this terraced home is just a short walk from the heart of Tonbridge, a modern, yet historic town so ideally placed for the mainline station and commuting to London as well as 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 main line station offers 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 town's renowned secondary, grammar and independent schools the location of this property really ticks all the boxes.

## ROUTE TO VIEW

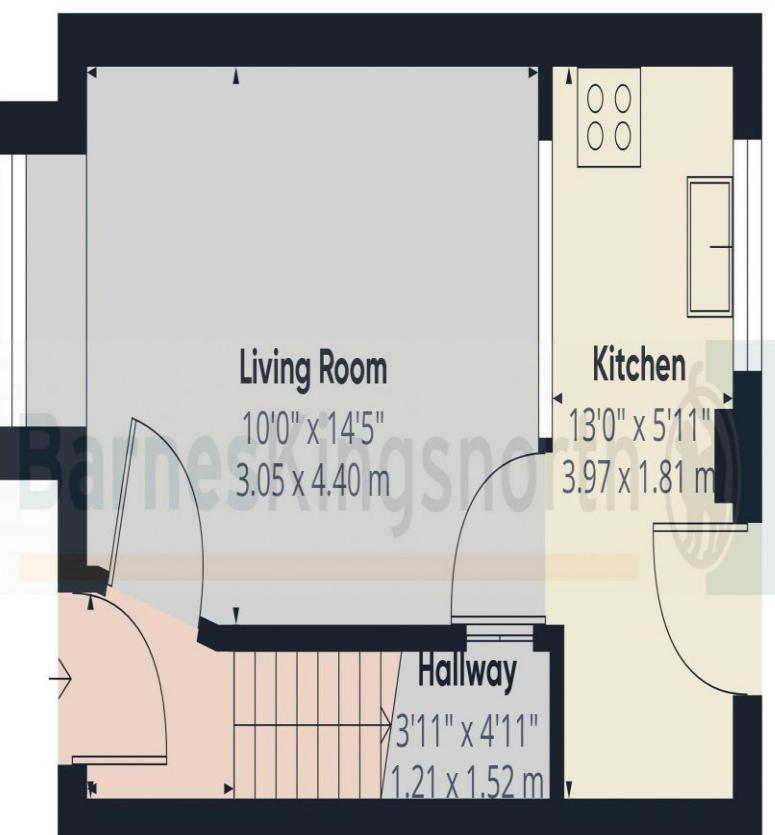
From our offices in Tonbridge High Street, proceed southwards, going over the first roundabout and past the mainline station. Turn left into Pembury Road at the next roundabout take the first turning on the right into St Mary's Road, at the top go straight across turning left into Hill Top and the property 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: C**

**Council Tax Band: C**

Ref: T1476

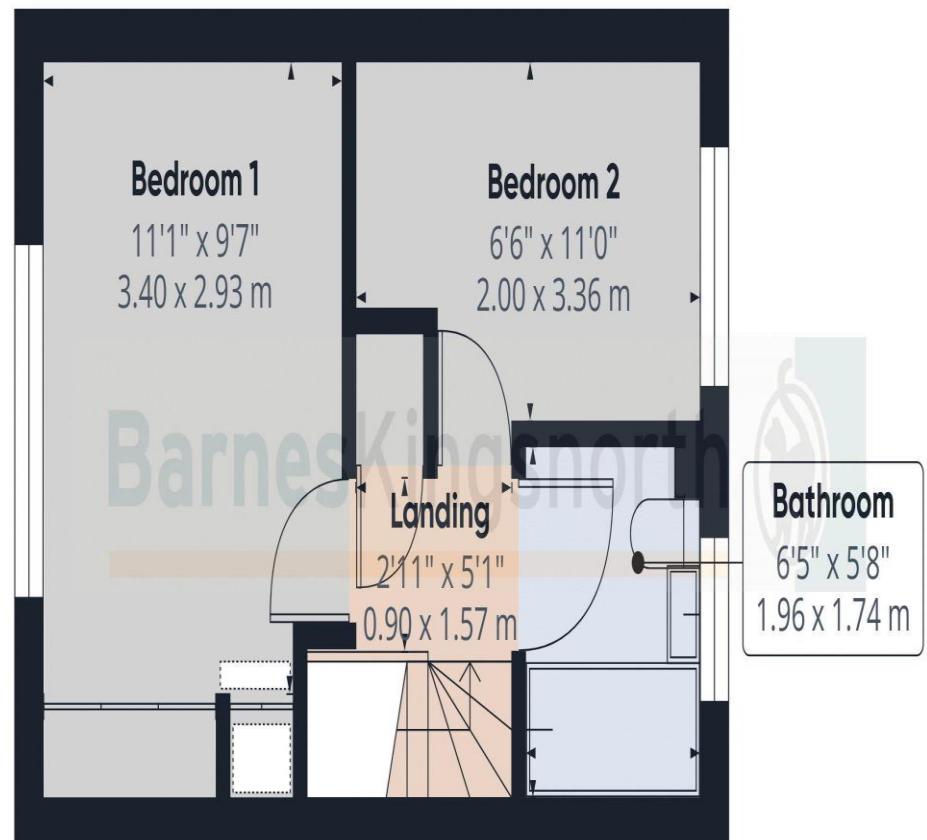


Floor 0

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

514.08 ft<sup>2</sup>

47.76 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.