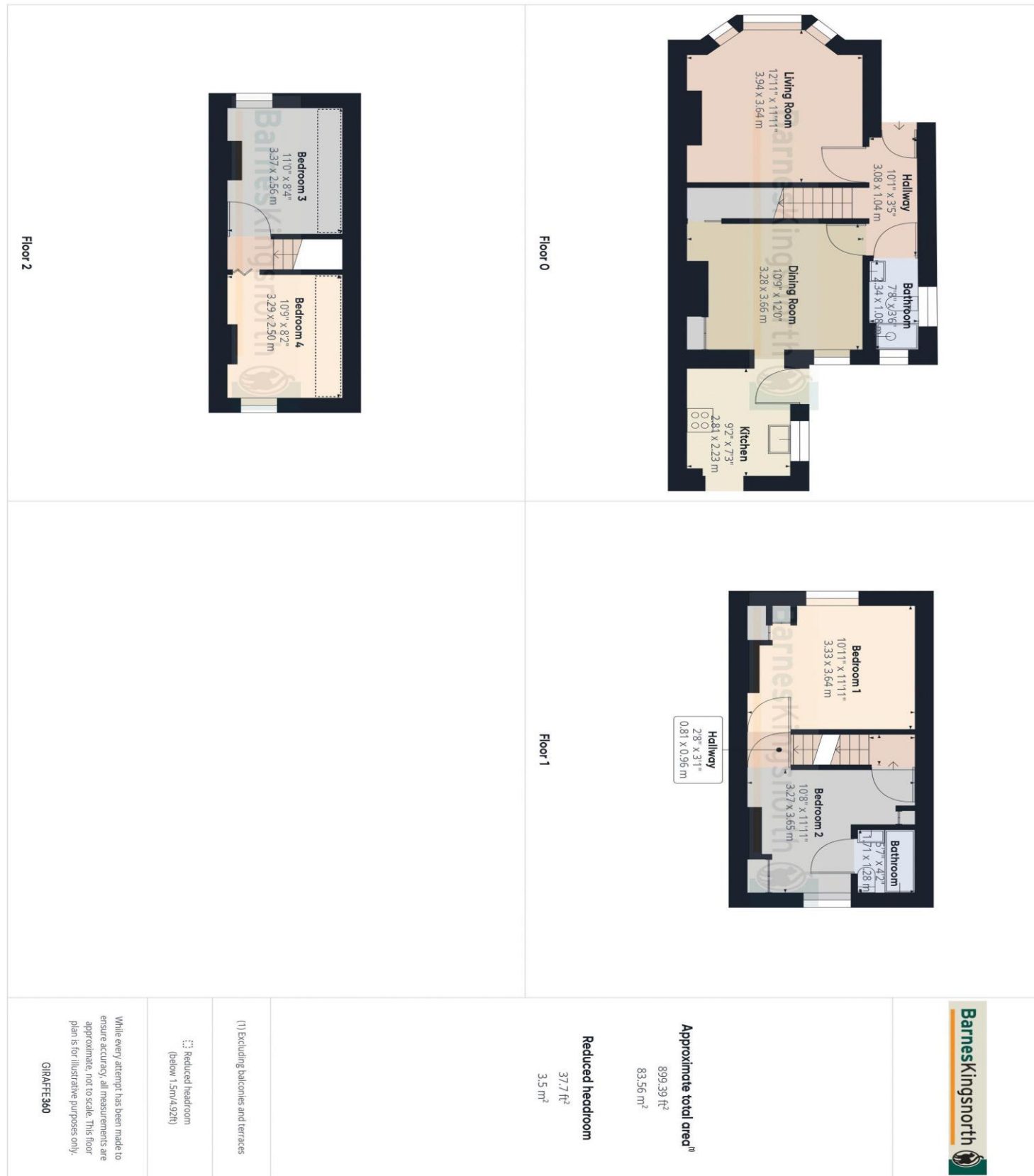


Barnes Kingsnorth offices at:

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

Barnes Kingsnorth



Wolseley Road, Tunbridge Wells, Kent, TN4 9BJ

£445,000 Freehold

Viewings strictly by appointment with the agent
 Tel: 01892 822880
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.



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THE PROPERTY

This Victorian character family home will not leave you wanting in the way of space. Conveniently located for High Brooms station and local schools and amenities, let your creative side run wild and turn this property into the home of your dreams! Entrance door with porch leads into the entrance hall with a door into the dining room with feature fireplace with marble surround and door leading into the kitchen. Stylishly fitted with white base and wall units with black worktops, the kitchen includes a double electric oven and gas hob with extractor over. Ample storage and working space to create those culinary delights, ceiling spotlights and an easy-care flooring. There is a rear door leading out into the garden. The bright and spacious living room sits to the front of the property with bay fronted window and a feature tiled fireplace. A must for the busy family is the well-planned downstairs shower room fitted with crisp white suite, low maintenance flooring and a walk-in shower cubicle. Stairs lead up to the first floor where you will find two double bedrooms, bedroom two with built in storage cupboards and the modern family bathroom, stylishly fitted with white suite including a bath. Further stairs lead up to the second floor where there are two further bedrooms (these are both of restricted height). Offering spacious, well presented and versatile accommodation over three floors, this family property is being sold with NO chain and should certainly feature on your 'to view' list!

OUTSIDE

The fully enclosed rear garden includes an extensive brick paved patio area with steps leading up to the lawn providing that all important outside space for the children to let off steam and for the keen gardener there are many mature trees and shrubs providing seclusion and privacy. The garden includes a shed and the off-road parking to the front of the property is a real benefit in this area.



THE LOCAL AREA

Most conveniently located in the town of Royal Tunbridge Wells, this property is ideally positioned for busy family life with High Brooms MLS nearby and excellent schools, including St. John's Primary School, Skinners Grammar School, Tunbridge Wells Boys Grammar and Tunbridge Wells Girls Grammar within easy reach. There are local convenience stores on High Brooms Road and Silverdale Road and more comprehensive shopping at Royal Victoria Place shopping Centre and Tunbridge Wells High Street. Recreational amenities include a cinema complex, theatres, a sports and leisure centre, tennis, squash and golf clubs along with numerous parks and recreation grounds around the town. Rail services from either Tunbridge Wells central or High Brooms and good road links to the M25 (London) and A21 (South Coast)

ROUTE TO VIEW

From Southborough High Street, take the left-hand turning into Yew Tree Road and continue along to High Brooms Road. Due to the one way system you will need to bear right at the bottom of the hill which continues back into High Brooms Road and then take the second turning on the left into Wolseley Road where the property will be found on the right-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 customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: E

Council Tax Band: C

