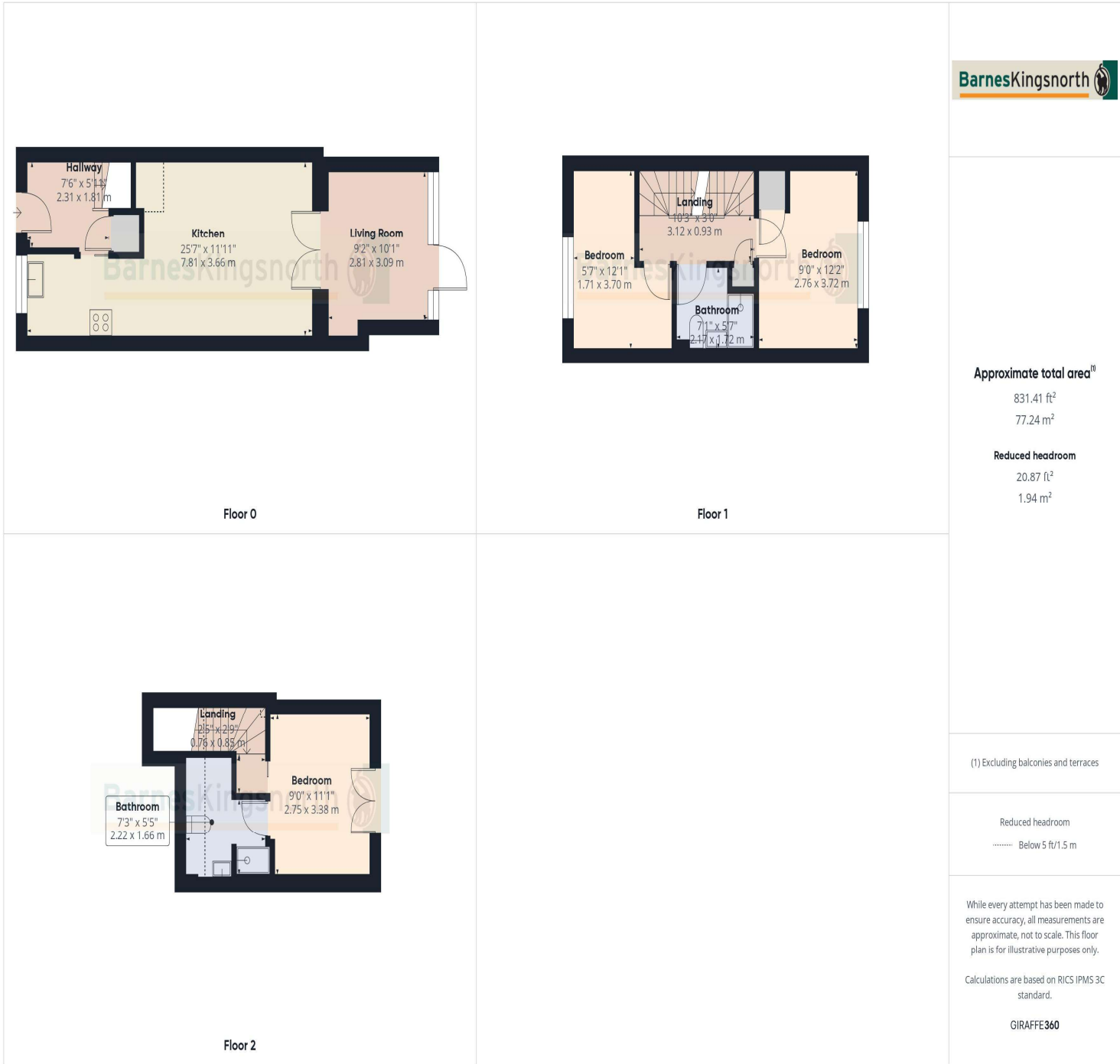


Barnes Kingsnorth offices at:

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



Blackthorn Avenue, Tunbridge Wells, Kent, TN4 9YG

£400,000 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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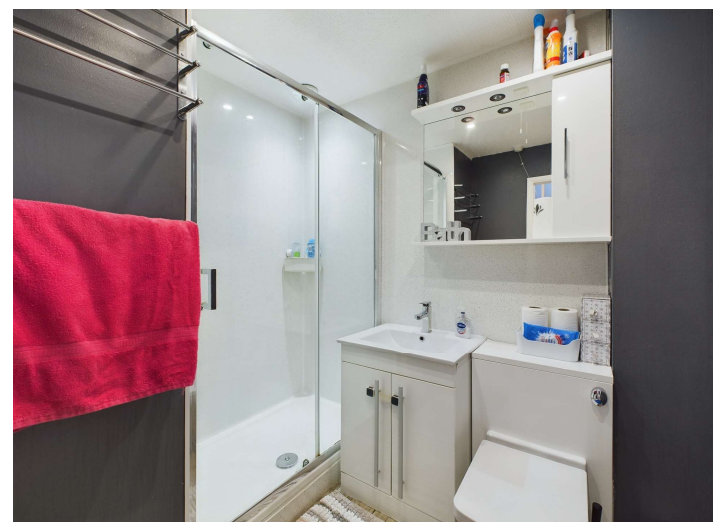
2

THE PROPERTY

Ideally located for the popular secondary schools in Tunbridge Wells, and with the mainline train station of High Brooms just a short walk away, this lovely family home has lots to offer its new owners! Welcomed into the hallway, with plenty of space to hang your coats and leave your shoes, you walk straight into the modern kitchen / dining room. With gloss grey units and white Corian worktops, plus built in electric double oven, gas hob and dishwasher, along with space for your washing machine and an American-style fridge freezer, there is everything you need to create yummy meals, and thanks to the open plan dining area, you can also socialize with friends and family whilst cooking! This great open plan space offers flexible accommodation, as there is plenty of room for a table and chairs, plus storage or a desk if you so wish. To the rear of the home, through solid wood and glass double doors, is the living room, the perfect place to sit and enjoy views out into the garden! To the first floor there are two great size double bedrooms, the larger of the two over looking the front of the home, has the addition of a built in cupboard. The family bathroom with crisp white suite of walk in shower, WC and sink completes the picture on this floor. On the second floor is the master bedroom suite, light and bright, thanks to the double Juliet balcony doors overlooking the garden, this great room has plenty of space for a large bed and wardrobes. The ensuite, with shower, WC and sink is a handy addition.

OUTSIDE

Approached from the front via a block-paved driveway, the property benefits from one parking space to the front of the property, and an additional space in the shared parking area. To the rear is a lovely private garden. With modern stone slabs and low white walls, there is a lower patio directly outside the double doors to the rear, and an additional seating area up the steps, enclosed with a trendy glass balustrade. A handy shed with power is tucked away at the end of the garden, next to a gate which gives access to the rear and woods.



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 to the Powdermill Lane crossroads. Turn left at the crossroads, continue to the roundabout, taking the second exit onto Barnetts Way. At the next roundabout take the first exit onto Blackthorn Avenue where you will find the property 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: C

Council Tax Band: C

