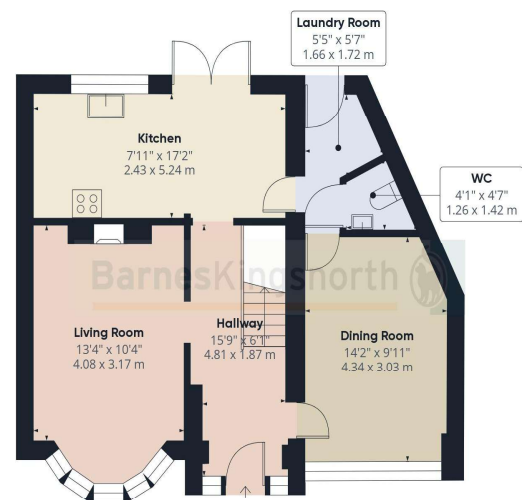


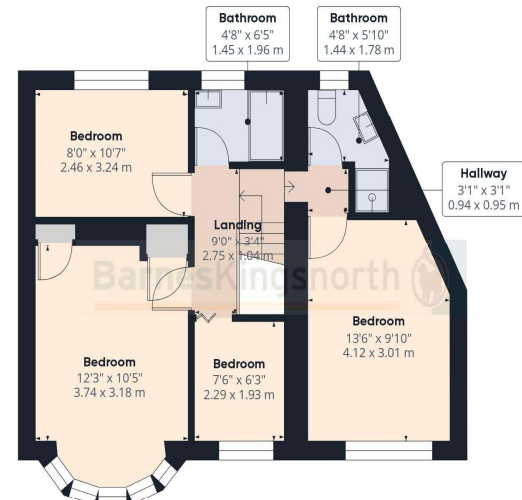
Barnes Kingsnorth offices at:

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 Building 1



Floor 1 Building 1

BarnesKingsnorth

Approximate total area⁽¹⁾

1192.42 ft²
110.78 m²

(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.

GIRAFFE360



Floor 0 Building 2



High Brooms Road, Tunbridge Wells, Kent, TN4 9BQ

£525,000 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.



2



4



2

THE PROPERTY

Ideally located for High Brooms mainline station and the popular Tunbridge Wells Secondary Schools, this lovely 4-bedroom family home is ready and waiting for its next owners to move straight in. Welcomed into the hallway, there is plenty of space and storage for shoes and coats. The sitting room, which is light and bright thanks to the statement curved bay window, is a great size with ample room for a large sofa and chairs. The feature fireplace is the focal point of the room, with an open fire, it is perfect for keeping warm on a cold evening. The dining room, also overlooking the front of the home, offers flexible living and whilst it is plenty big enough for a large table and chairs, it could also be used as an office / playroom. The modern kitchen to the rear, with gloss grey units and black stone effect worktops enjoys views out of the garden and benefits from integrated oven, gas hob and dishwasher. There is plenty of space for a budding chef to prepare yummy meals, and with room for a kitchen table and chairs, it is perfect for socialising with friends and family! The utility room is tucked away just off the kitchen next to a handy downstairs WC, with Jack and Jill doors into the utility and dining room. To the first floor there are four bedrooms, three doubles and one single along with two bathrooms...a family bathroom with corner bath, WC and sink and then further shower room with shower, WC and sink make it the perfect home for a growing family!

OUTSIDE

Approached via a block paved driveway to the front, there is off-road parking for two cars. The rear garden is a fantastic size, laid mainly to lawn, with a large patio ideal for a BBQ and entertaining friends, which has the added bonus of a fixed metal and glass canopy, so you are protected from those pesky rain showers! There is a second seating area further down the garden, perfect for chasing the sun in the evenings! Tucked away at the end of the garden is a large shed with power, which could be converted into a home office.



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, following the road down the hill and then back up the one-way system, 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: D

Council Tax Band: D

