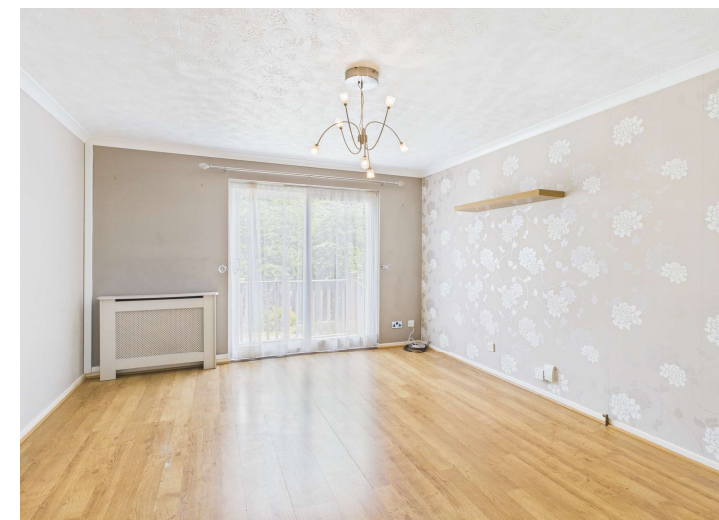
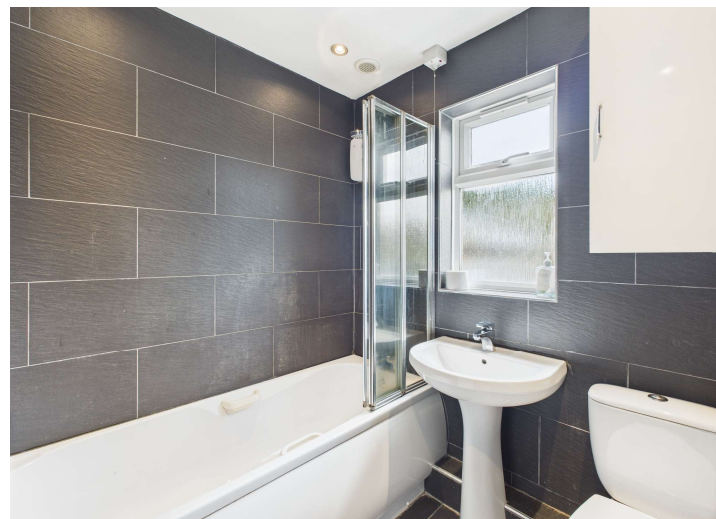


**Barnes Kingsnorth offices at:**  
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: [pembury@bkea.co.uk](mailto:pembury@bkea.co.uk)  
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: [tonbridge@bkea.co.uk](mailto:tonbridge@bkea.co.uk)  
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: [lettings@bkea.co.uk](mailto:lettings@bkea.co.uk)

# BarnesKingsnorth



**Green Way, Tunbridge Wells, Kent, TN2 3JN**

**£330,000 Freehold**

Viewings strictly by appointment with the agent  
Tel: 01892 822880  
[www.bkestateagents.com](http://www.bkestateagents.com)





1



2



1

### THE PROPERTY

Ideally situated within walking distance of High Brooms Station, this two bedroom semi-detached home has plenty on offer. Welcomed through the front door into the generous hallway, with meter cupboard and storage shelf plus understairs cupboard for your shoes. The well appointed kitchen overlooks the front of the property, with wood effect cabinets, and granite style worktops, there is plenty of space for preparing your meals. Including undercounter fridge, freezer, washing machine and dishwasher along with integrated oven and gas hob. To the rear of the home is the great size sitting room, which is light and bright thanks to the patio doors opening into the garden. With room for a sofa suite and dining table, plus storage in the handy built in shelf! To the first floor there are two good size bedrooms, both of which benefit from large built-in wardrobes. The family bathroom with shower over bath, WC and basin completes the picture.

### OUTSIDE

To the front of the property there is parking for two cars. There is also an outside tap and electrical point. The lovely rear garden has a large patio, ideal for summer BBQs and a small wrap around lawn as well as a shed. The property backs onto woodlands, so is not overlooked from the rear.

### THE LOCAL AREA

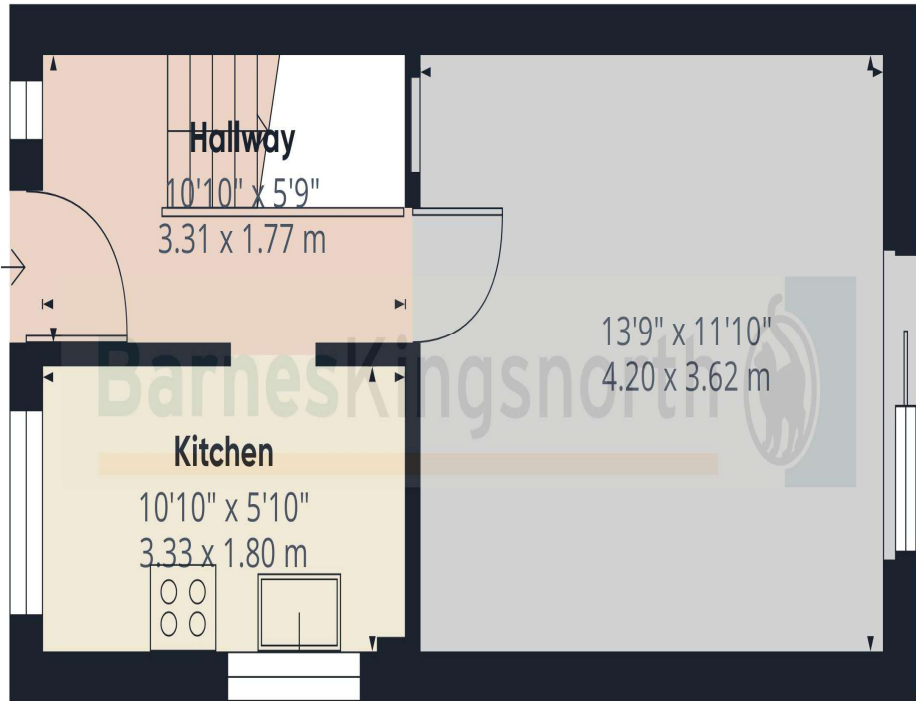
Located in a popular residential road close to High Brooms Station and the Tunbridge Wells Retail Parks this super home is close to Tunbridge Wells which offers a wide range of shopping, recreational and educational facilities, including grammar schools and an extensive choice of restaurants and coffee shops. Tunbridge Wells, Tonbridge and Paddock Wood all have mainline stations with commuter trains to London in under an hour. By road, the A21 is close by giving access to the M25 and all the major motorway networks.

**ROUTE TO VIEW** From our Pembury office, turn left at the traffic lights (opposite Morrisons garage) onto the Pembury road and continue along, over the two roundabouts. Take the right turning into Sandhurst road and then take the third right into Liptraps Lane. Continue along the road, turning into Greggs Wood Road, then taking the first left onto Green Way where the property will be found on the right-hand side.

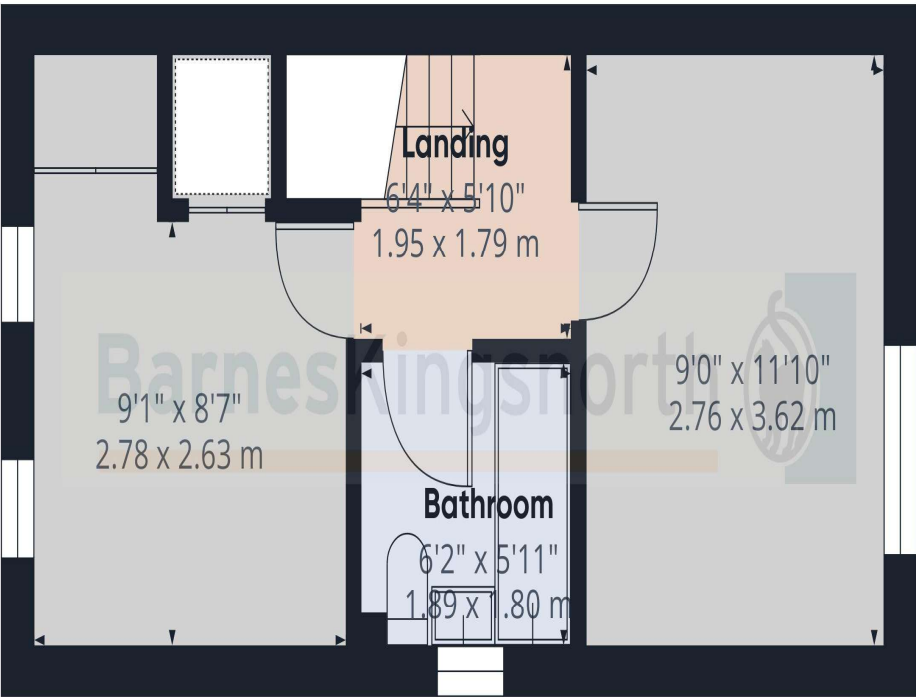
**PLEASE NOTE:** The property benefits from double glazing and gas central heating. In accordance with Money Laundering Regulation, we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one 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: TBC**

**Council Tax Band: C**



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
555 ft<sup>2</sup>  
51.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

**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.

