

**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



**Baltic Road, Tonbridge, Kent, TN9 2LZ**

**£485,000 Freehold**

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



3



1

## THE PROPERTY

This charming period home is located in the desirable area of South Tonbridge, enjoying fabulous views across the town towards the North Downs. With character features and modern comfort, the property offers spacious accommodation for families or professionals. Stepping through the front door, you are welcomed into a bright entrance hallway, complete with a handy under stairs cupboard perfect for storing shoes and coats. Elegant double doors open into a light and airy sitting room, enhanced by a delightful bay window that floods the space with light and a feature fireplace. To the rear, a generous dining room provides an idea space for family meals and entertaining. The kitchen offers excellent scope for modernisation, allowing the next owners to create a space tailored to their needs. The first floor offers three bedrooms along with a contemporary family bathroom. The two rear bedrooms overlooking the garden and those lovely views.

## OUTSIDE

The fully enclosed rear garden provides a restful retreat. A garden path leads down to a delightful garden room, ideal for home working, or hobbies. The low maintenance garden includes a lawn and flowerbeds making it an enjoyable open space.



## THE LOCAL AREA

Baltic Road is located on the south side of Tonbridge being most convenient for walking to the town and main line station. A historic market town, Tonbridge offers an excellent range of shopping and recreational facilities and has its own Medieval Castle, built in the 13th Century and set on the banks of the River Medway. The castle grounds adjoin Tonbridge sports ground with its indoor/outdoor swimming pool and sports pitches so plenty of opportunity for keeping fit! The town also offers renowned schools both state and independent. The main line station provides services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. Easy access can be afforded to the A21 leading to the M25 towards London or the south coast.

## ROUTE TO VIEW

From our office in Tonbridge High Street proceed past the railway station on the right-hand side. At the next roundabout go straight across into Quarry Hill Road, at the next roundabout continue straight across and then take the fourth turning on the left into Baltic Road and the property will be found on the left 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**

