

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



Dawes Close, Tonbridge, Kent, TN9 1QX

£399,995 Freehold

Viewings strictly by appointment with the agent
Tel: 01732 771616
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

Set within a quiet cul-de-sac yet conveniently positioned within walking distance of the high street, Dawes Close offers an appealing combination of peace and convenience. The station is also less than 1.5 miles away, making this an ideal location for commuters. This well-presented two-bedroom terraced home offers bright and practical accommodation, with plenty to appeal to first-time buyers, investors or those looking to downsize. The kitchen is positioned to the front of the property and offers a good range of cupboards and generous worktop space, along with an integrated fridge/freezer, oven and hob. A practical space for everyday cooking, it is ready for its new owners to make their own. To the rear is the bright and airy living and dining room, with plenty of space for a dining table and a large built-in storage cupboard. Overlooking the garden, this is a lovely space to relax, whether enjoying a cosy evening at home or opening the patio doors during the warmer months and stepping outside with a morning coffee. A downstairs cloakroom completes the ground floor. Upstairs are two generous double bedrooms, both benefiting from large windows providing plenty of natural light. The front bedroom also features a useful built-in cupboard. The first floor is completed by the family bathroom, fitted with a crisp white suite and contemporary tiling. Soft green walls add a calming touch, creating a relaxing space to unwind at the end of the day.

OUTSIDE

To the front of the property is off-road parking, providing convenient private parking. The rear garden offers a lovely combination of outdoor spaces, with a raised decking area leading down to a patio, ideal for outdoor dining and entertaining. Beyond this is a neat lawn with established borders filled with a variety of shrubs, creating a pleasant and private garden to enjoy. A lovely spot to relax and unwind on a summer's day.

AGENT'S NOTE: There is currently a £50.00 per annum charge for the upkeep of communal outside spaces.



THE LOCAL AREA

Millstream Place is ideally situated within easy walking distance of the centre of historic Tonbridge, putting a wide range of shops, cafés, restaurants and everyday amenities close at hand. Centred around the River Medway, Tonbridge combines a rich history with a vibrant modern community. The town is home to Tonbridge Castle, with its impressive Motte & Bailey Gatehouse, as well as the historic buildings of Tonbridge School. The area is particularly well served for education, with a number of highly regarded schools nearby, while the surrounding countryside and River Medway provide plenty of opportunities for walking and cycling. Tonbridge Sportsground is also close by and offers a range of recreational facilities including a swimming pool, tennis courts, riverside walks and cycle paths. For commuters, Tonbridge mainline station is conveniently positioned nearby, providing regular services to London. The property also offers easy access to the A21, providing links towards the M25, London and the South Coast.

ROUTE TO VIEW

From our office in Tonbridge High Street, proceed northwards and at the traffic lights turn right into Hadlow Road/Bordyke (A26). Turn right into Mill Stream Place and follow the road around, where you will find a turning on the right. The property will be found on the left-hand side.

PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now 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 purchaser.

Energy Efficiency Rating: C

Council Tax Band: D

