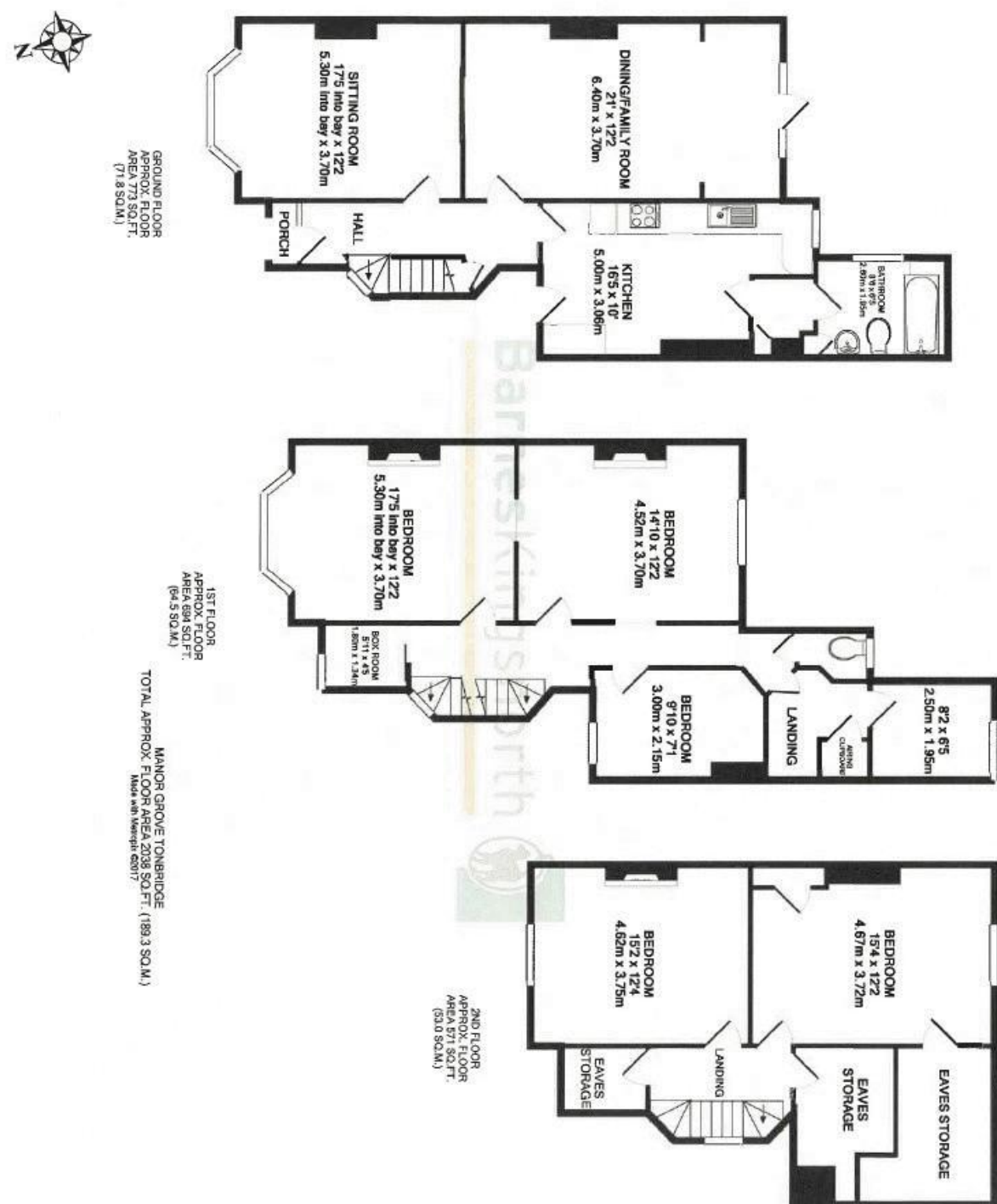


**Barnes Kingsnorth offices at:**  
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# Barnes Kingsnorth



**Manor Grove, Tonbridge, Kent, TN10 3DT**

**£650,000 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.



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### THE PROPERTY

An opportunity to purchase this character property and create your long-term family home. Every room features high ceilings, which create a feeling of space. The property is currently divided into two flats and requires full remodelling and modernisation to form a single dwelling of substantial size, measuring approximately 2000 square feet. A bay fronted sitting room is found at the front of the house and a large 21' dining/family room overlooking the rear garden, a kitchen breakfast room and a downstairs shower room to the ground floor. To the first floor there are three bedrooms, after the removal of some stud partitioning. There is space for a bathroom and separate toilet and a small box room which could be used as a dressing room to bedroom one or perhaps a small hobby/craft room. There are two further double bedrooms to the second floor and ample space within the eaves to potentially create another bathroom.

### OUTSIDE

A garden to the front of the property and a good sized, south facing rear garden which is laid to lawn.

### AGENTS NOTES:

- The owner of the adjoining property has pedestrian access through the rear garden to number 9 for any maintenance works which maybe required. This would be arranged by appointment only.
- Double glazing has been fitted to the rear of the property in 2021.
- The gas boiler was installed in 2021 which provides central heating to the ground floor flat only.
- Council Tax Band: Currently B & C as 2 flats but will require to be re-valued as a single dwelling.
- EPC ratings: Flat 1: D Flat 2: F



### THE LOCAL AREA

The property is situated in a sought-after residential road, popular with families and is ideally located for walking to the train station for that daily commute! The historic town of Tonbridge offers an excellent range of eateries, shopping, amenities and recreational facilities and these too are all within an easy stroll of Manor Grove. The town is centred around the River Medway and features Kent's best example of a Motte & Bailey Gatehouse at Tonbridge Castle. A colourful history intertwines tales of Kings and tyrants, heroes and mercenaries and there are links with famous literary figures. Modern day life focuses on the many excellent private and state schools and the easy commute to London Bridge, Cannon Street and Charing Cross. Plenty of recreational facilities in the area along with Tonbridge sports ground which provides swimming pool, tennis courts, riverside walks and cycle paths. As well as nearby Tonbridge station, the property is well positioned for access to the A21 leading onto the M25 towards London and the South Coast.

### ROUTE TO VIEW

From our office in Tonbridge High Street proceed northwards at the first set and second set of traffic lights proceed straight across and take the second turning on the left into Manor Grove and the property will be found on the left-hand side, identified by our For Sale board.

*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 address (utility bill) for each purchasers. BKEA employs the services of Smartsearch to verify the identify and residence of purchasers.*

**Energy Efficiency Rating: D/F**

**Council Tax Band: B/C**