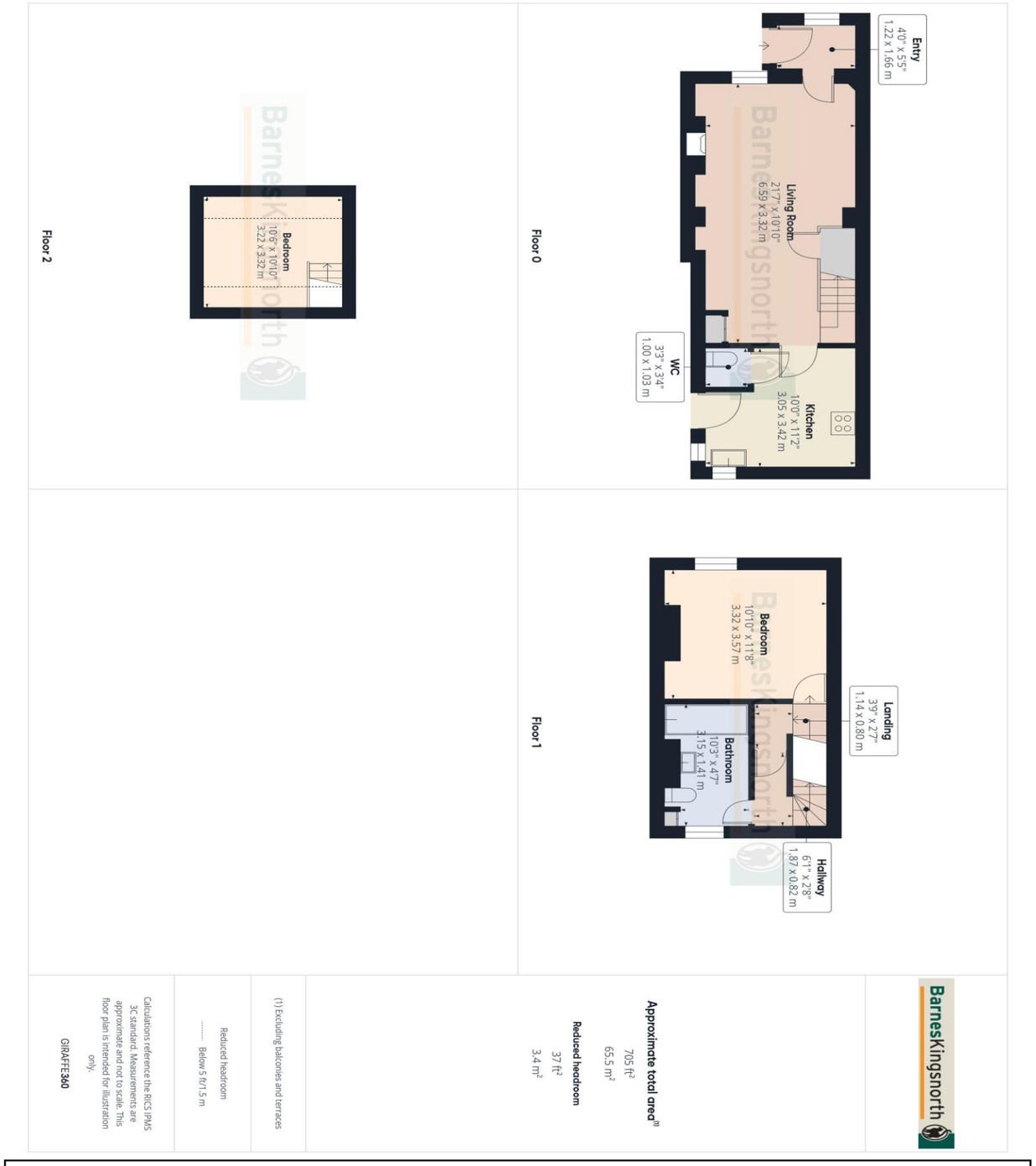
Barnes Kingsnorth offices at:
16 High Street, **Pembury,** Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk



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.

BarnesKingsnorth







Rose Street, Tonbridge, Kent, TN9 2BN

£325,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01732 771616
www.bkestateagents.com

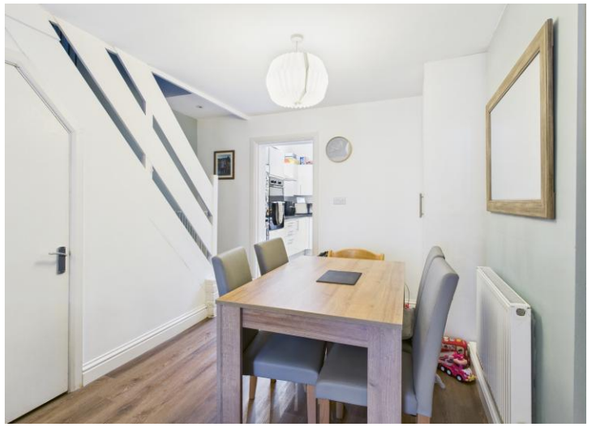
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THE PROPERTY Entrance door leads into the entrance porch which adds practicality and convenience providing somewhere to tuck all those coats and shoes away. The light and airy living room giving a cosy yet modern feel and leads to a neat dining area. The practical and stylish wood laminate flooring flowing seamlessly throughout will certainly appeal to the modern family. A door leads into the well planned contemporary kitchen, well equipped with a comprehensive range of white units with grey worktops providing ample storage and working space. The kitchen includes easily maintained and stylish dark grey tiled flooring and there is a door which leads to the rear garden. The handy downstairs cloakroom fitted with white sanitary ware completes the ground floor accommodation. Stairs to the first floor to uncover Bedroom One of good proportions with aspect to the front of the property. The family bathroom is fitted with a crisp white suite with bath and shower over and includes easy-care flooring. Further stairs rise to the second floor where you will find Bedroom Two which has eaves storage. OUTSIDE There is a small area of garden to the front of the property and a fully enclosed paved area at the rear. A short walk from the vibrant mix of shops and restaurants yet tucked away this charming cottage has a harmonious blend of period charm and contemporary living.







THE LOCAL AREA

Rose Street is situated just a short stroll from the centre of the historic town of Tonbridge with shopping, amenities and recreational facilities all on the doorstep! 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. There is an excellent range of shopping and the popular Kent Farmers' Market is held on the second Sunday each month. 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 southwards, at the first roundabout go straight across past the mainline station and turn left into Priory Road, take the fifth turning on the right into Rose Street and the property will be found at the end of 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 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 purchasers. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: C

Ref: T1470/62025021/V2