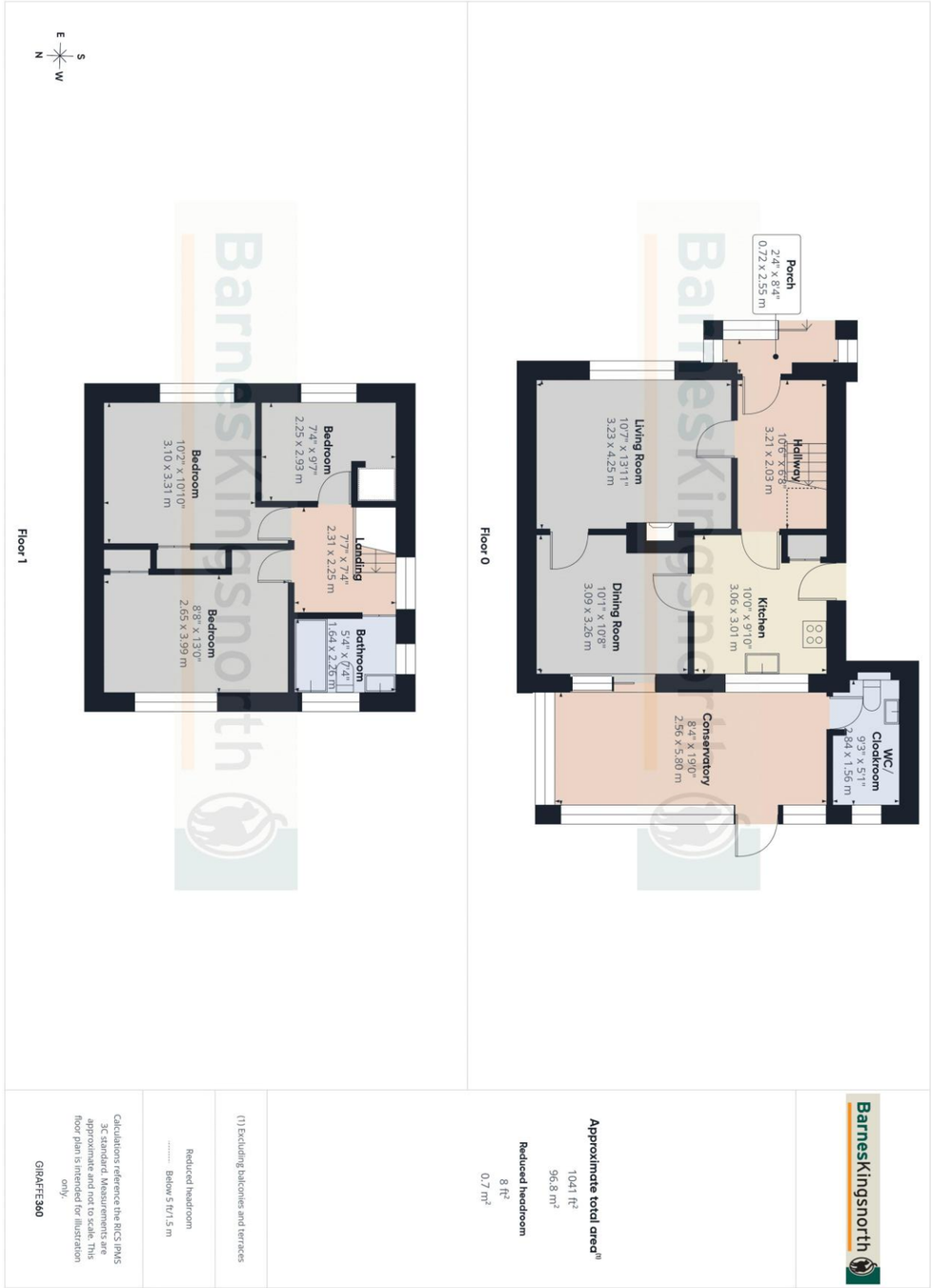
Barnes Kingsnorth offices at:
16 High Street, **Pembury,** Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk



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

Knight Road, Tonbridge, Kent, TN10 4AL

£395,000 Freehold

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

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THE PROPERTY
An excellent opportunity to purchase a spacious semi-detached home, offered with no onward chain, providing well-proportioned accommodation and plenty of scope for the new owner to modernise and create a home of their own. Conveniently positioned for local shops, bus services and schools, the property offers a practical layout with generous living space throughout. A bright porch and entrance hall provide a welcoming approach, with natural light filtering through from the window on the first-floor landing. The kitchen is a good size and benefits from a door leading directly to the rear garden. To the front of the property, the light and airy living room provides plenty of space for comfortable seating, with a fireplace adding character and creating a cosy focal point for cooler evenings. To the rear is a separate dining room, providing a lovely space for family meals and entertaining. Across the rear of the property is a generous, heated conservatory, offering a versatile additional reception space that could be used for relaxing, dining or entertaining. The conservatory also leads through to a useful cloakroom/utility room, providing practical additional space for laundry and household storage. Upstairs, the bright landing benefits from a window and provides access to three bedrooms, all with built-in cupboards, along with a good-sized family bathroom.

The vendors have installed a new boiler in 2026.

OUTSIDE
To the front is a small garden, while a shared driveway to the side provides access to parking and leads through to the rear garden. The rear garden is a good size and offers plenty of space to relax and enjoy during the warmer months. There is also a detached garage measuring approximately 24'9" x 11'3". The garage contains asbestos.

The vendors have obtained a quotation for its removal, which is available upon request.

THE LOCAL AREA
Knight Road is situated just over two miles from Tonbridge town centre, on the northern side of the town. The area is popular with families and benefits from a good range of local amenities, with shops and everyday conveniences available at both York Parade and Martin Hardie Way. There are a number of well-regarded primary schools nearby, while the property also falls within the catchment areas for both secondary and grammar schools. The surrounding area offers a good balance of convenience and open space, while Tonbridge itself provides an excellent range of shopping, leisure and recreational facilities. Steeped in history and centred around the River Medway, the town is home to Tonbridge Castle and its surrounding grounds, as well as riverside walks, cycle routes and Tonbridge Sportsground, which includes sports pitches and a swimming pool. For commuters, Tonbridge mainline station provides fast services to London Charing Cross and Cannon Street, with journey times of approximately 40 minutes, making the town particularly convenient for those travelling into the capital.

ROUTE TO VIEW
From our office in Tonbridge High Street, proceed northwards through two sets of traffic lights onto Shipbourne Road (A227). Continue straight over two roundabouts, passing York Parade shops on the left-hand side. Take the second right turning into Whistler Road, then continue along the road and take the third turning on the right into Knight Road. The property will be found on the right-hand side and 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 proof of address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: C

Ref: T1516/62029061/V1