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Lavender Hill, Tonbridge, Kent, TN9 2AX

£369,995 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

A beautifully presented Victorian cottage that has been thoughtfully modernised and improved, creating a comfortable and welcoming home ready to move straight into. Decorated throughout in neutral tones, the property combines its period character with modern touches and practical living space. The contemporary kitchen is fitted with pearlised matt grey cabinetry, complemented by white work surfaces and a range of integrated appliances including an oven, ceramic hob with extractor and fridge/freezer. There is also space for both a washing machine and dishwasher. To the rear, the bright and spacious dining room benefits from laminate flooring, a period fireplace and a door opening onto the garden, making this a lovely space for everyday dining or entertaining. There is also access to the cellar, which has restricted head height but provides useful additional storage. To the front of the property is a cosy sitting room, again featuring a period-style fireplace and providing a comfortable space to relax. Upstairs, there are two generous double bedrooms and a family bathroom. The bathroom is well appointed with a bath, separate shower cubicle, wash hand basin set within a vanity unit and low-level WC. Clean, contemporary tiling complements the room, while a useful cupboard houses the gas-fired boiler.

OUTSIDE

To the front of the property is a low-maintenance garden with white stone and a raised flower bed, with a pathway leading to the side entrance. The rear garden is accessed via a fenced pathway which opens onto a combination of gravel and paved areas, leading to the lawn. There is plenty of space for outdoor dining, relaxing, BBQs or play, along with a useful garden shed providing additional storage.



THE LOCAL AREA

You will find this lovely Victorian property just a short walk from the heart of this modern, yet historic town so ideally placed for the mainline station and commuting to London. Tonbridge offers an excellent range of shopping and recreational facilities along with a fine example of a Motte & Bailey Norman castle built in 13th century and set on the banks of the River Medway. The castle grounds adjoin Tonbridge sports ground with its indoor/outdoor swimming pool, cycle routes and sports pitches so plenty of opportunity for keeping fit! Tonbridge mainline station offers fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good road links to the A21 and easy access to the town's renowned schools, the location of this property really ticks all the boxes.

ROUTE TO VIEW

From our office in Tonbridge High Street proceed southwards through the High Street and past Tonbridge station. At the roundabout take the left turn into Pembury Road and continue, take the third turning on the left into Lavender Hill and the property will be situated on the right-hand side.

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: D

Council Tax Band: C

