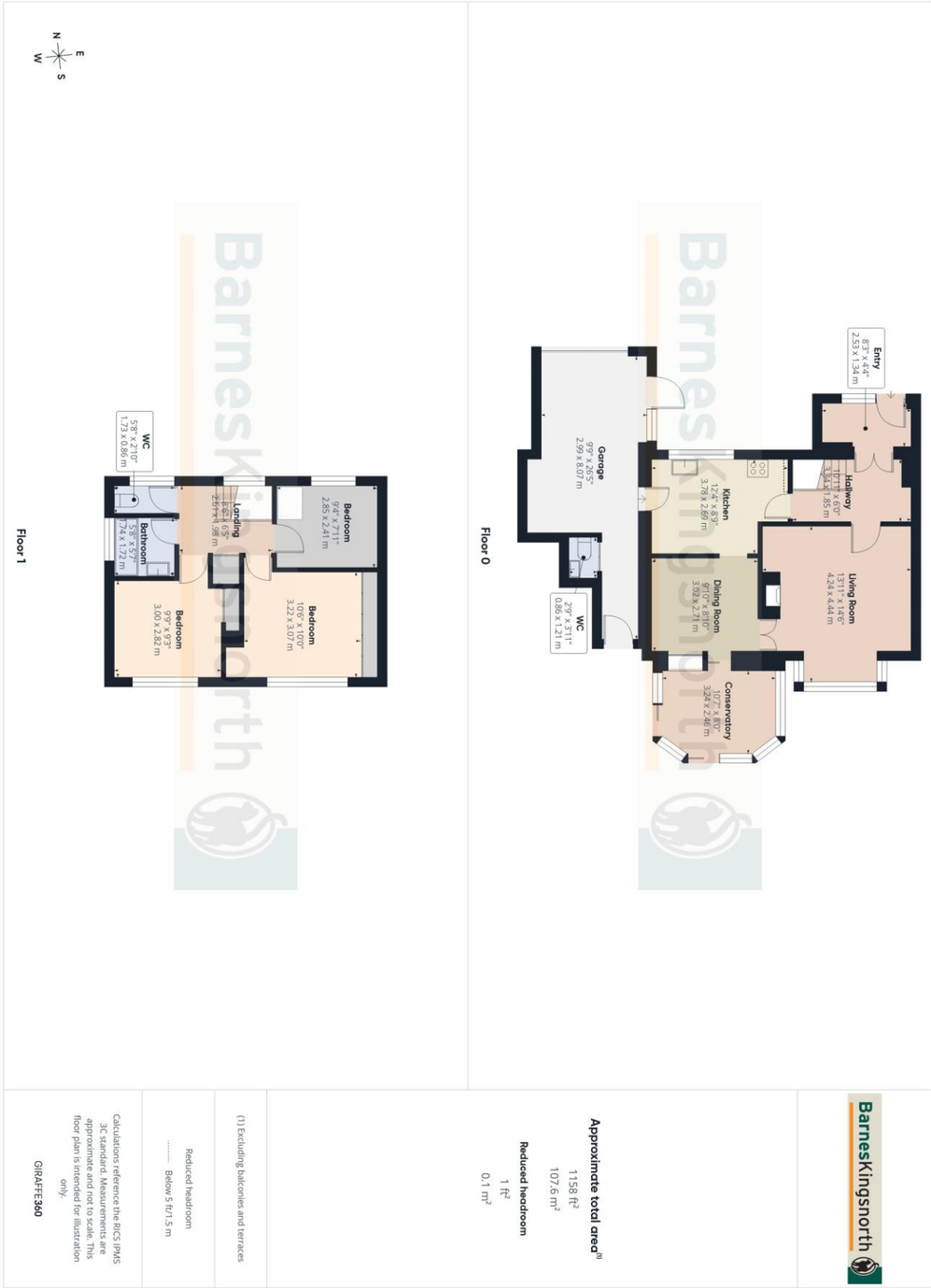
Barnes Kingsnorth offices at:
16 High Street, **Pembury,** Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk



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

Bishops Oak Ride, Tonbridge, Kent, TN10 3NS

£425,000 Freehold

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

2 3 1

THE PROPERTY

This semi-detached family home, being conveniently placed for local amenities and a stone's throw from popular schools, is a perfect choice for a growing family.

Pulling onto the private driveway, you're welcomed by a well-maintained front garden, offering an added sense of privacy. A practical entrance porch provides the perfect space for coats and shoes before leading into the welcoming hallway which provides access to the kitchen and living room. The spacious living room, complete with bay window overlooking the garden and a recess fireplace, creates a cosy setting for relaxing evenings. Double doors lead through to the dining room, which flows seamlessly into the bright conservatory, providing additional living space and an ideal spot to enjoy the garden. The bright kitchen can also be accessed from the dining room, making it perfect for entertaining family and friends. It provides a breakfast bar, and benefits from internal access to the garage, where you'll also find a convenient WC.

On the first floor there are three well-proportioned bedrooms, two of which have built in storage, as-well as added storage on the landing! A family bathroom, and a separate WC provides a practical layout for busy family life.

OUTSIDE

Accessed via the conservatory, this private, south-facing, fully enclosed rear garden offers a generous lawn and a stone-paved terrace, creating the perfect space for outdoor dining, entertaining, or simply relaxing. The garden also benefits from a small pond, greenhouse and a garden shed, making it ideal for keen gardeners.

*AGENTS NOTE: Being sold with **NO ONWARD CHAIN!***
The property includes double glazing, gas central heating, off road parking and garage.

THE LOCAL AREA

Bishops Oak Ride is located just over two miles distant from Tonbridge town center on the northern side of the town. An area popular with families offering local shops and amenities at York Parade and conveniently located for schools. This area also benefits from open space close by and is within easy access of Tonbridge, a modern, yet historic town, so ideally spaced for the main line station and commuting to London as well as excellent shopping and recreational facilities. The town dates back to Saxon times and is centered around the River Medway and features Kent's best example of a Motte & Bailey Gatehouse at Tonbridge Castle. The castle grounds adjoin Tonbridge sports ground which provides plenty of opportunity for keeping fit with a swimming pool, sports pitches, cycle routes along with riverside walks. Tonbridge main line station offers fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes.

ROUTE TO VIEW

From our office in Tonbridge High Street head north-west along High Street. At the first set of traffic lights go straight across, continuing onto the A227 Shipbourne Road. At the first and second roundabouts go straight across, continue along Shipbourne Road, taking the left hand turning into Bishop Oak Ride. Continue along Bishops Oak Ride and the property will be on your left-hand side, identified by our for sale-sign.

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 of driving licence) and one with your name and proof of identify (utility bill) for each purchase. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: C

Council Tax Band: D

Ref: T1510/62027082/V3