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Barnes Kingsnorth



Hectorage Road, Tonbridge, Kent, TN9 2DL

£425,000 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

Ideal for professionals and families alike, this attractive home is conveniently located close to the High Street, mainline station, well-regarded schools and local amenities. Beautifully presented throughout, it offers a welcoming sitting room with a brick fireplace and log burner, perfect for cosy winter evenings. The bright, airy kitchen/dining room is fitted with built-in appliances and provides an excellent space for modern living. A large utility cupboard keeps laundry appliances neatly tucked away, while the rear lobby leads to the cloakroom and gives access to the garden.

Upstairs, bedroom one is a charming double room overlooking the front, with a traditional fireplace and fitted wardrobes. A second double bedroom, also with a traditional fireplace, enjoys views over the rear. The first floor is completed by a luxurious bathroom featuring both a shower and a roll-top slipper bath, creating a perfect space to relax and unwind.

OUTSIDE

The front of the property is low maintenance, with hard standing for two cars and gated side access to the rear. The generous rear garden is a standout feature, thoughtfully landscaped with a patio, decorative gravel area, pathway leading to the lawn and borders, a central section with mature shrubs, and a seating area at the far end. A brick garden store, greenhouse and shed add further appeal, making it ideal for growing vegetables, outdoor entertaining or simply relaxing in the sun.



THE LOCAL AREA

Perfectly located just a short walk away from the heart of this modern, yet historic town so conveniently placed for the main line station and commuting to London as well as excellent shopping and recreational facilities. The town dates back to Saxon times, 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 & tyrants, heroes and mercenaries and there are links with famous literary figures. 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 mainline station offers 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 secondary, grammar and independent schools the location of this super home ticks all the boxes.

ROUTE TO VIEW

From our office in Tonbridge High Street, proceed southwards to the first roundabout, go past the station, taking the next turning on the left hand side into Priory Road. Take the second turning on the left into Hectorage Road and the property will be found on the left hand side.

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.

Energy Efficiency Rating: C

Council Tax Band: C

