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# BarnesKingsnorth



**Stainer Road, Tonbridge, Kent, TN10 4DR**

**£599,950 Freehold**

**Viewings strictly by appointment with the agent**  
Tel: 01732 771616  
[www.bkestateagents.com](http://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

Ideally located with Woodlands school just a short walk away, this Gough Cooper Semi was built in the 1960s and extended in the 1980s. Situated on a large corner plot, the property offers spacious & adaptable accommodation along with the scope & potential to style to your own taste...it could become your perfect home for many years! Entrance hall with oak flooring that flows into the double aspect living room with fireplace & electric fire. The living room opens into a separate dining room, again with oak flooring and double doors out to the garden... ideal for when all the family gather or you are entertaining. Off the dining room is an inner hallway leading to a study/bedroom 5 and a shower room, the layout is ideal for when visitors stay or possibly a grandparent annexe! The kitchen has access from the main hallway & a hatch to the living room and is comprehensively fitted with storage cupboards & worktops. Included are the electric double oven, hob, cooker hood and dishwasher. Completing the ground floor is the handy store which would make an ideal utility room. Stairs to the first floor where you will find three double bedrooms, a single bedroom, bathroom and separate WC. The property has gas heating, double glazing and is being sold with NO ONWARD CHAIN.

## OUTSIDE

Situated on a corner plot the property has footpath to the front door from Stainer Road and driveway access to the Garage from Purcell Avenue. The front garden is laid to lawn with borders for colourful planting. Covered side access to the rear garden which is a good size and fully enclosed. Bordered by established shrubs & hedging there is lawn for the children to play along with large area of patio. A greenhouse & garden shed is included too!



## THE LOCAL AREA

Stainer Road is a favoured residential road popular with families and ideally located for Woodlands Primary School. Approximately 2.5 miles distant from Tonbridge town centre, on the norther side of the town. Local shops at Martin Hardie Way are within easy access and a bus service passes conveniently nearby into Tonbridge town centre. Tonbridge is a thriving market town that offers an excellent range of shopping and recreational facilities. The town is centred around the river Medway and features Kent's best example of a Motte & Bailey Gatehouse at Tonbridge Castle along with beautiful buildings at Tonbridge school. A colourful history intertwines tales of Kings and tyrants, heroes and mercenaries and there are links with famous literary figures. The castle grounds adjoin Tonbridge sports ground with its indoor/outdoor swimming pool, cycle routes and sports pitches. Tonbridge main line station offers fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. There are good road links to the A21 and M25 and easy access to a selection of renowned secondary, grammar and independent schools.

## ROUTE TO VIEW

From our office in Tonbridge High Street, proceed northwards and at the first set of traffic lights turn right into the A26/Bordyke/Hadlow Road. At the traffic lights proceed straight across and continue along for approx half a mile, taking the left hand turning into Higham Lane. Then take the sixth turning on the left into Stainer Road where 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. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

**Energy Efficiency Rating: C**  
**Council Tax Band: E**

Ref: T1458/529071/V2

