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BarnesKingsnorth



The Birches, Tonbridge, Kent, TN9 2UR

£329,950 Freehold

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



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THE PROPERTY

Looking to take your first step onto the property ladder or perhaps add to your investment portfolio? This well-positioned two-bedroom terraced home offers practical, easy-to-manage accommodation, with the added benefits of allocated parking and a private rear garden. Conveniently situated for Tonbridge mainline station, local shops and access to the A21, it offers a great combination of everyday convenience and comfortable living. The entrance hall leads through to the bright and open-plan living space, vinyl flooring creates a contemporary feel and provides an easy-care finish for day-to-day life. There is plenty of room to relax after a busy day, while the open layout flows through to the kitchen, keeping the space sociable and practical. The kitchen provides a functional space for everyday cooking, with access directly out to the rear garden - ideal for stepping outside with a morning coffee or making the most of the warmer months. Upstairs, there are two bedrooms, including a double bedroom with built-in cupboards providing useful storage. The second bedroom offers flexibility for guests, a home office or additional storage, depending on your needs. The accommodation is completed by a family bathroom, fitted with a crisp white suite comprising a bath with shower over, wash hand basin and WC. Gas central heating adds to the practicality of the home.

OUTSIDE

A real bonus is the allocated parking space, providing convenient off-road parking. To the rear, the garden offers a pleasant private space to unwind, with paved areas and established planting creating an inviting setting for outdoor seating, a little gardening or relaxing after a busy day. With direct access from the kitchen, it is a useful extension of the living space during the warmer months.

THE LOCAL AREA

Situated in a convenient location on the south side of Tonbridge, this home is within easy reach of the town centre, offering an excellent choice of shops, cafés, restaurants and leisure facilities. Tonbridge combines historic character with modern-day convenience, making it a popular choice for commuters, families and those looking to enjoy everything the town has to offer. The River Medway runs through the heart of the town, while the impressive Tonbridge Castle and its historic Motte & Bailey Gatehouse provide a reminder of the area's rich heritage. The castle grounds adjoin Tonbridge Sportsground, which offers a range of recreational facilities, including a swimming pool, sports pitches, cycle routes and attractive riverside walks. For commuters, Tonbridge mainline station provides regular services to London Charing Cross and Cannon Street, with journey times of approximately 40 minutes. The town is also well served by road, with convenient access to the A21. Families are well catered for, with a wide choice of secondary, grammar and independent schools in and around the area, making Tonbridge an appealing location for a range of buyers.

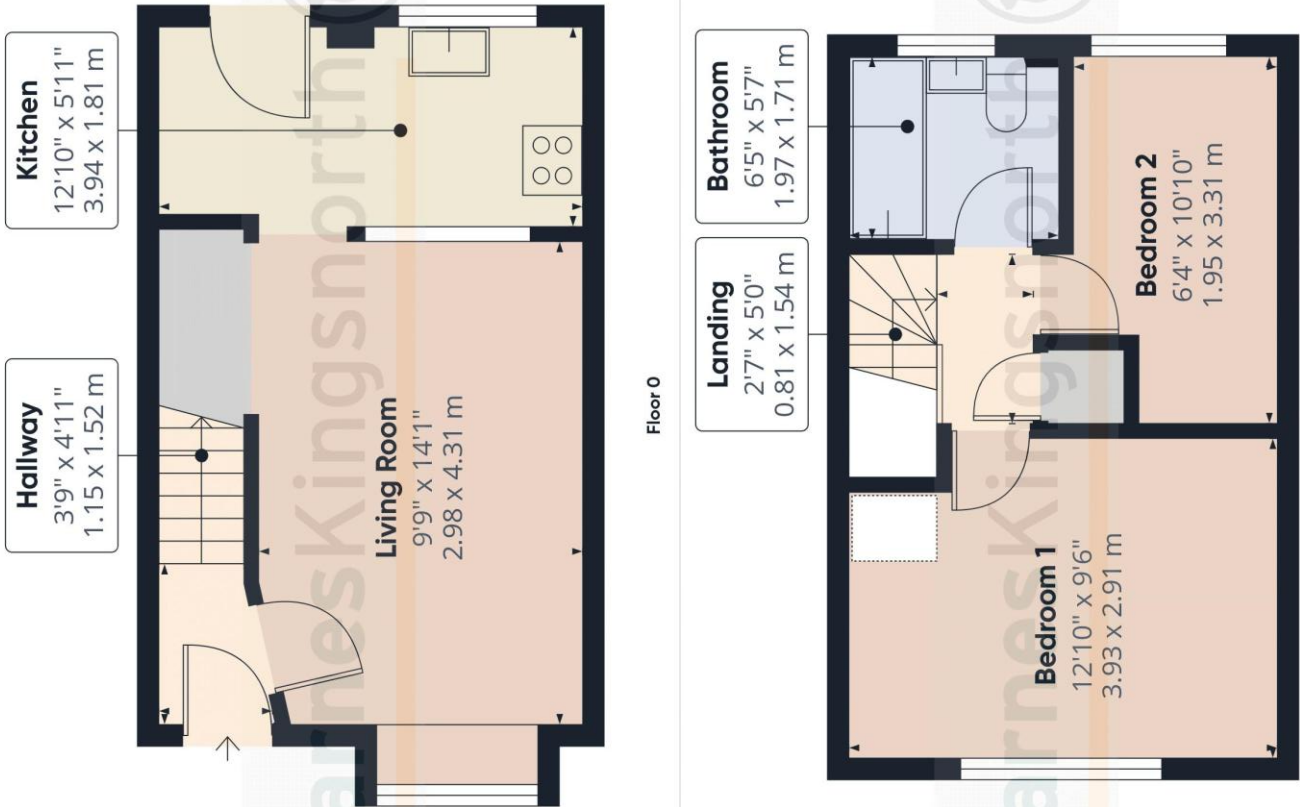
ROUTE TO VIEW

From our offices in Tonbridge High Street, proceed southwards, over the first roundabout and past the mainline station. At the next roundabout, turn left into Pembury Road, then take the first right into St Mary's Road. At the top of the road, continue straight across and take the second left into Lambs Bank. Follow the road into The Birches, 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: C



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.