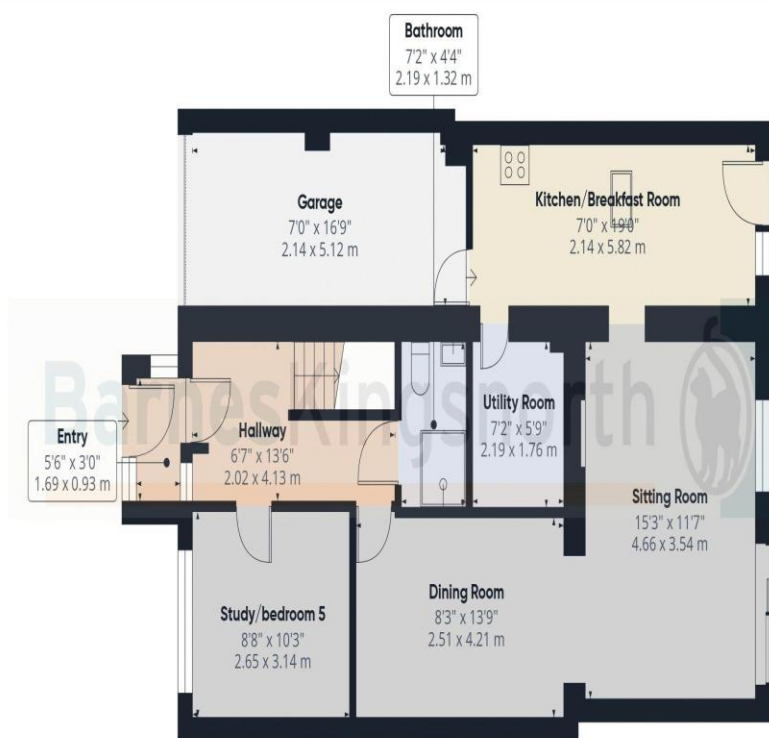


**Barnes Kingsnorth offices at:**  
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# Barnes Kingsnorth



Approximate total area<sup>(1)</sup>

1349 ft<sup>2</sup>

125.4 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Longmead Way, Tonbridge, Kent, TN10 3TF**

**£525,000 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.



2/3



4/5



2

### THE PROPERTY

Situated in a superb location for schools and local amenities this well presented home of excellent proportions provides multiple spacious living areas and provides a superb opportunity for the incoming purchaser to update to their own requirements. An entrance porch leads into the entrance hallway with plenty of room to store away all those coats and shoes and there is a handy downstairs shower room ideal for the busy family. From the hallway enter into bedroom 5/study/playroom, an additional ground floor highlight. The dining room leads into the expansive sitting room which is flooded with light pouring in from the full height double glazed window overlooking the rear garden. Stylish oak flooring flows seamlessly through this room and an archway leads into the kitchen/breakfast room. Currently fitted with oak fronted base and wall units providing plenty of space for working and storage to create those family suppers! A double glazed door gives access to the rear garden. From the kitchen there is a separate utility room meaning you can keep all the family laundry tucked out of sight! Ascend to the first floor to uncover four bedrooms of good proportions, perfect for family or guests and the impressively sized family bathroom which includes both a bath and a separate shower cubicle.

### OUTSIDE

The property boasts the convenience of off street parking for several vehicles to the front plus a garage which adds practicality and convenience for the busy family. Stepping outside into the rear garden you will be surprised by the generous size providing plenty of space for children and pets to let off steam plus the mature shrubs and trees adding interest for the 'green fingered'. The garden includes an impressive sized patio, the perfect outside space to relax with a morning coffee or evening glass of wine after a busy day and there is the bonus of a summerhouse which is included in the sale. A versatile property catering to a multitude of lifestyle needs with a location which enhances its appeal within walking distance of schools and local amenities makes this property an excellent choice for the growing family and is being offered For Sale with NO CHAIN!



### THE LOCAL AREA

Situated on the northern side of the town, this property is conveniently located for local amenities and schools and for access into Tonbridge town which is centred around the River Medway and features Kent's best example of a Motte & Bailey Gatehouse at Tonbridge Castle along with the beautiful buildings of Tonbridge School. A colourful history intertwines tales of Kings and tyrants, heroes and mercenaries and there are links with famous literary figures. Modern day life focuses on the many renowned private and state schools and the easy commute to London Bridge, Cannon Street and Charing Cross. There is an excellent range of shopping with markets in the town and plenty of recreational facilities in the area along with Tonbridge sports ground which provides swimming pool, tennis courts, riverside walks and cycle paths. As well as nearby Tonbridge station, the property is well positioned for access to the A21 leading to the M25 towards London and the South Coast.

### ROUTE TO VIEW

From our office in Tonbridge High Street proceed northwards. At the first set of traffic lights go straight across, at the second go straight across onto A227/Shipbourne Road. Proceed straight across the first roundabout, at the second roundabout take the second left turn into Welland Road and the first right into Longmead Way and the property will be found on the left hand side identified by our For Sale boards.

*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: D**

**Council Tax Band: D**

