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







Nursery Close, Tonbridge, Kent, TN10 4JH

£450,000 Freehold

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

2 3 1

THE PROPERTY
This three-bedroom semi-detached family home is ideally situated in a popular residential area, with local schools and shops close by, whilst also being conveniently placed for Tonbridge High Street, the mainline station and A21. Offering well-proportioned accommodation, a conservatory and a generous rear garden, this is a home with plenty of potential for a growing family. Whilst offering scope for updating and personalisation, it is ready for its next owners to put their own stamp on and make it their own. The property is being marketed with the benefit of no onward chain. The property is approached via a spacious entrance hall, leading through to a good-sized living room, providing a comfortable space for the family to relax and enjoy time together. To the rear, the separate dining room offers plenty of space for family meals and entertaining, with patio doors opening into the conservatory, creating a lovely additional reception area overlooking the garden. The kitchen is conveniently positioned just off the dining room and provides access out to the rear garden. Upstairs, there are three bedrooms, together with a useful study/dressing room, offering flexibility to suit a variety of needs. The main bedroom benefits from a shower and plenty of storage, whilst the family bathroom serves the remaining accommodation. Furthermore, the property benefits from a boarded loft area, providing valuable additional storage space.

OUTSIDE
To the front, a long brick-block driveway provides off-road parking for several vehicles. Double gates to the side of the property lead through to the garage and provide convenient access to the rear garden, plus an electrical charging point. The generous rear garden offers plenty of space for the whole family to enjoy. A patio area sits to the rear of the property, with wide steps leading up to a further sizeable garden, attractively enclosed by mature trees and shrubs. There is plenty of lawn for children and pets to enjoy, along with excellent scope for those with green fingers to create their own lovely outdoor space.










THE LOCAL AREA
Nursery Close is situated in a popular residential area on the northern side of Tonbridge, approximately two miles from the town centre. The area is well served by local amenities, with shops at nearby Martin Hardie Way, whilst open green spaces and lovely countryside walks can also be found close by. Local primary schools are within walking distance, and the property is conveniently positioned within the catchment area for both secondary and grammar schools. Tonbridge is a thriving market town, combining historic charm with an excellent range of modern shopping, leisure and recreational facilities. The town is home to its impressive 13th-century Motte & Bailey Norman Castle, set in a picturesque position alongside the River Medway. The castle grounds adjoin Tonbridge Sports Ground, offering a variety of facilities including indoor and outdoor swimming pools, cycle routes and football and rugby pitches. For commuters, Tonbridge mainline station provides fast and frequent services to London Charing Cross and Cannon Street, with journey times of approximately 40 minutes. There are also excellent road links to the A21 and M25, together with convenient access towards the South Coast, making this a well-connected location for families and commuters alike.

ROUTE TO VIEW
From our office in Tonbridge High Street proceed northwards. At the first set of traffic lights turn right into Bordyke, which then becomes the Hadlow Road. Take the fourth turning on the left into Higham Lane and then the second turning on the left into Nursery Close. The property will be found on the left-hand side.

PLEASE NOTE: In accordance with Money Laundering Regulations, we are 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: E

Council Tax Band: D

Ref: T1525/62021111/V1