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Barnes Kingsnorth



Royal Avenue, Tonbridge, Kent, TN9 2DB

£550,000 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

If you are looking for a lovely family home in a fantastic location, then look no further. Offering well-proportioned accommodation, this bright and spacious semi-detached house ticks all the boxes. Set in a sought-after residential area and ideally positioned for excellent schools, the High Street & Main Line Station, this could be the perfect property for you. The property is also offered to the market with NO ONWARD CHAIN. The kitchen/breakfast room is the heart of the home - an ideal space for the hustle and bustle of family life, with plenty of storage and room for a kitchen table, providing space for a cup of tea and a chat or the kids homework. The substantial through living/dining room provides generous space for entertaining and family meal times, while still offering a cosy setting for movie nights. The added convenience of a downstairs cloakroom completes the ground floor. Upstairs, you'll find three bedrooms, all benefitting from built-in wardrobes that maximise floor space and keep everything neatly organised. The family bathroom is of great size and features both a bath and a separate shower.

OUTSIDE

To the front, the property offers a lawned garden and off-road parking. There is also access to the garage - ideal for storing bikes, toys or garden equipment. A side gate path is covered and leads to the fully enclosed rear garden, which enjoys a southerly aspect. With a mix of patio and lawn, the garden is a blank canvas - ready for children's play equipment, growing your own in the greenhouse or that dream makeover!



THE LOCAL AREA

Perfectly placed for busy professional and family life this home is just a short walk away from the heart of Tonbridge, a modern, yet historic town. Just over 5 minutes walk to the main line station, it is also close to excellent schools, shopping and recreational facilities. The town, which 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 and tyrants, heroes and mercenaries and there are links with famous literary figures. The castle grounds adjoin Tonbridge sports ground which provides plenty of opportunities for keeping fit with a swimming pool, sports pitches, cycle routes along with riverside walks. 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 easy access to the town's renowned secondary, grammar and independent schools.

ROUTE TO VIEW

From our office in Tonbridge High Street, proceed southwards, proceed to the second roundabout, turning left into Pembury Road, continue to the top of Pembury Road, turning left into Goldsmid Road, take the second turning on the right into Royal Avenue, continue along and the property will be situated on the right 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: D

Council Tax Band: E

