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Barnes Kingsnorth



Darwin Drive, Tonbridge, Kent, TN10 4SA

£480,000 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

This well-presented three-bedroom family home is ideally situated for families, close to the local schools and amenities of North Tonbridge, yet tucked away on a peaceful road. Within easy reach of Woodland Walk, where you can enjoy a delightful streamside walk, along with a variety of countryside walks within a short stroll from the front door. Stepping through the front door, you are welcomed into a good-sized porch, ideal for storing coats and shoes. The living room is a bright and airy yet cosy space, enhanced by a wood-burning stove. This room flows through to the spacious dining room, which is perfect for entertaining or enjoying family meals and games. Both rooms benefit from modern oak flooring. Further to this, the ground floor offers a generously sized kitchen/breakfast room. Flooded with natural light from dual-aspect windows, this is a wonderful space to enjoy a morning coffee while overlooking the garden.

Upstairs, the property offers two well-proportioned double bedrooms, with the principal bedroom positioned to the front and the second overlooking the rear garden. These are complemented by a third single bedroom and a family shower room.

With double glazing throughout and gas-fired central heating, this home is well-suited for comfortable family living.

OUTSIDE

To the front, the property benefits from a large resin driveway, providing parking for three cars. This leads to the garage, which is situated to the left-hand side of the property and an ideal space for storing bikes, garden equipment and family belongings. The south westerly facing rear garden is a low maintenance, fully enclosed space with a patio area ideal for relaxing or entertaining, together with a lawned area.



THE LOCAL AREA

Darwin Drive is situated on the northern side of Tonbridge, just over two miles from the town centre. Particularly popular with families, the area offers a range of local shops and amenities at both York Parade and Martin Hardie Way, each within around a 15-minute walk. There are well-regarded primary schools nearby, and the property falls within the catchment area for a selection of secondary and grammar schools. The area also benefits from open green spaces and excellent access to Tonbridge, a town that combines modern convenience with historic charm. Tonbridge is ideally placed for commuters, with a main line station offering fast services to London Charing Cross and Cannon Street in approximately 40 minutes, as well as a wide range of shopping, leisure and recreational facilities. Dating back to Saxon times, Tonbridge is centred around the River Medway and is home to one of Kent's finest examples of a Motte & Bailey gatehouse at Tonbridge Castle. The town's rich and colourful history is woven with stories of kings and tyrants, heroes and mercenaries, and has connections to notable literary figures. The castle grounds adjoin Tonbridge Sportsground, which offers excellent facilities for keeping active, including a swimming pool, sports pitches, cycle routes and scenic riverside walks.

ROUTE TO VIEW

From our office in Tonbridge High Street, proceed northwards across two sets of traffic lights onto the Shipbourne Road (A227), continue straight over two roundabouts, passing York Parade shops on the left-hand side and take the second right turning into Whistler Road. Take the first right into Darwin Drive and the property will be found on the left-hand side identified by our For Sale board.

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

Ref: T1500/825062/V1

