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Barnes Kingsnorth



Dernier Road, Tonbridge, TN10 3EN

£375,000 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

Located in a popular area of Tonbridge within walking distance of the High Street, MLS & amenities, this charming, terraced house enjoys a historic past and now offers practical accommodation ideal for first time buyers or families. A welcoming entrance hall, with wood laminate flooring, leads to two reception rooms. The sitting room with double glazed sash window to the front of the property. The dining room an excellent area for family meals or entertaining and includes a useful storage cupboard - perfect for coats, shoes, or keeping the vacuum neatly tucked away. From the dining room, a door leads into the kitchen, with a range of wall and base units and offering space for a dishwasher, washing machine, and oven. At the rear of the kitchen is access to the family bathroom, equipped with bath, basin and WC. The kitchen also offers access to the delightful rear garden. Upstairs, the first floor offers a generous double bedroom at the front with a handy storage cupboard, plus two further bedrooms to the rear - both benefiting from views over the garden.

OUTSIDE

The rear garden is fully enclosed with a patio and lawn with established shrubs & plants to enjoy, a perfect space for dining alfresco and relaxing. There is a useful shed and rear gate providing pedestrian access.

AGENTS NOTE: The property benefits from a new boiler which was installed in May 2024 and is fully double glazed. For Sale with no onward chain.



THE LOCAL AREA

Situated on the Northern side of the town, this property is conveniently located with eateries, shopping, amenities and recreational facilities all within walking distance. The town 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 the popular Kent Farmers' market on the second Sunday of each month. 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 onto 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 set go straight across onto the A227/Shipbourne Road. Proceed straight across the first roundabout and then take the first turning on the right into Dernier Road, at the end take the right 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 address (utility bill) for each purchasers. BKEA employs the services of Smartsearch to verify the identify and residence of purchasers.

Energy Efficiency Rating: C

Council Tax Band: C

Ref: T1485/62023002/V2

