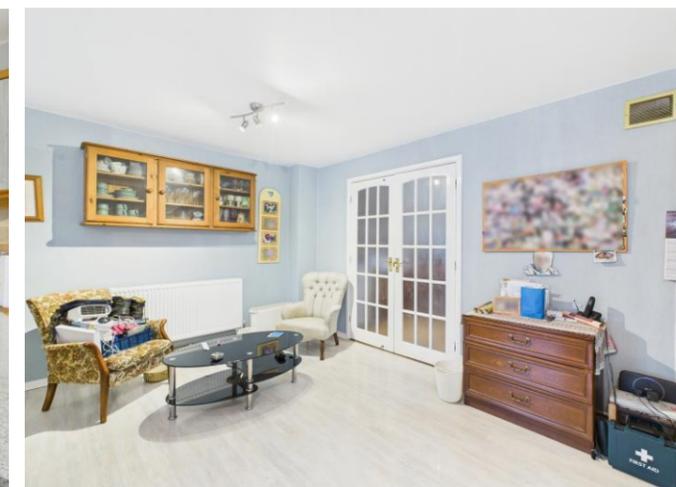


**Barnes Kingsnorth offices at:**  
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# Barnes Kingsnorth



**Tulip Tree Close, Tonbridge, Kent, TN9 2SH**

**£500,000 Freehold**

**Viewings strictly by appointment with the agent**  
 Tel: 01732 771616  
[www.bkestateagents.com](http://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 link-detached property is ideally located in a sought-after area of South Tonbridge, within easy walking distance of the High Street, mainline station, highly regarded schools, and the beautiful Tonbridge Park. The property offers an excellent opportunity for an incoming purchaser to re-style and personalise to their own taste. The accommodation is entered via a welcoming hallway, with downstairs cloakroom and useful storage cupboard – perfect to tidy away shoes and coats. The spacious kitchen/dining room is the perfect space for a family meal or entertaining guests with plenty of worksurfaces and storage together with oven and hob and spaces for a dishwasher, washing machine, and fridge. Double doors open through to the sitting room, creating a flexible layout well suited to modern family living. The sitting room is a good size with wood burning stove for those cosy evenings. Double doors open out into the conservatory, which enjoys views to the garden. Stairs from the hallway rise to the first floor, where there are four bedrooms, two of which are doubles and benefit from built-in wardrobes. The family shower room is centrally located and comprises a shower, hand basin, and WC.

### OUTSIDE

To the front of the property is a large driveway for several cars, and provides access to the garage. There is a small courtyard to the rear of the property.

**AGENTS NOTE:** Gas Central Heating via radiators installed in March 2024



### THE LOCAL AREA

Tulip Tree Close is most conveniently located in a favoured area of South Tonbridge within easy strolling distance of the mainline station and High Street. A historic market town, Tonbridge offers an excellent range of shopping and recreational facilities and has its own Medieval castle, built in the 13th Century and set on the banks of the river Medway. The castle grounds adjoin Tonbridge sports ground with its indoor/outdoor swimming pool and sports pitches so plenty of opportunity for keeping fit! The town also offers renowned schools both state and independent. The mainline station provides services to London Charing Cross / Cannon Street, the journey taking approximately 40 minutes. Easy access can be afforded to the A21 leading to the M25 London or the south coast.

### ROUTE TO VIEW

From our office in Tonbridge High Street proceed southwards. At the first roundabout go straight across, passing the station on the right-hand side. Take the next turning on the right into Waterloo Road, then take the third turning on the right into Tulip Tree Close, and the property will be found on the left-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**

Ref: T1482/821062/V2

