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# Barnes Kingsnorth



**Quarry Hill Road, Tonbridge, Kent, TN9 2NU**

**£495,000 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

Formerly a family home, this versatile property has been arranged into two units comprising a ground floor maisonette and an upper flat, offering excellent potential for new owners. It may be enjoyed in this way or easily converted back into a single-family residence, allowing buyers to truly put their own stamp on the property. The ground floor maisonette is entered via a bright and airy hallway. This level features a generously sized kitchen/diner with ample storage and worktop space, along with room for all essential appliances and a dining table. With windows spanning the rear of the property and a door opening directly onto the garden, the kitchen is flooded with natural light throughout the day. Also located on the ground floor is a practical downstairs cloakroom - particularly useful for family life - along with a study/family room. Stairs lead up to the first floor where you will find the current sitting room, which again benefits from large windows, over-looking great views over Tonbridge, a modern bathroom with shower over bath, and a well-proportioned double bedroom. The flat is accessed separately from the side of the property and currently comprises a sitting room, bedroom, kitchen, and bathroom, making it ideal for rental income, multi-generational living, or guests.

## OUTSIDE

To the front of the property, there is off-street parking for two cars, along with an additional side area suitable for bike storage. The property also benefits from side access leading through to the rear garden. To the rear, the low-maintenance courtyard garden provides an outdoor space that can be enjoyed throughout the year. A large shed offers convenient space for bicycles, children's toys, or gardening equipment.

**AGENTS NOTE:** Due to currently being classed as two properties, the maisonette and flat are under separate council tax bands - to restore to a family home this would need to be reassessed by Tonbridge & Malling Borough Council. Both properties benefit from gas central heating, each with its own separate gas boiler, as well as high-speed broadband connectivity.



## THE LOCAL AREA

This property is within 1/2 mile of the heart of this modern, yet historic town that offers an excellent range of shopping and recreational facilities. The town also boasts a fine example of a Motte & Bailey Norman 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, cycle routes and football/rugby pitches....so plenty of opportunity for keeping fit! The property is conveniently located within walking distance of Tonbridge mainline station, offering fast services to London Charing Cross and Cannon Street, with journey times of approximately 40 minutes. With good road links to the A21 and easy access to the secondary and grammar schools, the location of this super family property really ticks all the boxes.

## ROUTE TO VIEW

From our office in Tonbridge High Street proceed southwards. At the first roundabout go straight across, at the second roundabout go straight across, at the third roundabout proceed straight across and continue up Quarry Hill Road where the property will be found along 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 customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.*

**Energy Efficiency Rating: D** (both properties)

**Council Tax Band:** Maisonette: **B** Flat: **A**

