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Barnes Kingsnorth



Darwin Drive, Tonbridge, Kent, TN10 4SD

£500,000 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 beautifully presented and thoughtfully extended three-bedroom semi-detached home is a must-see, ideally positioned in a highly regarded North Tonbridge location. The property now boasts a stunning open-plan kitchen, dining and family area - an impressive hub of the home designed for modern living. Skylights and full-width bi-folding doors flood the space with natural light, seamlessly connecting the indoors with the garden and creating a perfect backdrop for family life, entertaining friends or simply enjoying a quiet moment with a coffee. The contemporary kitchen is newly fitted with sleek units and integrated appliances, while a stylish breakfast bar provides a relaxed spot for casual dining, children's snacks or a relaxed glass of wine. The open plan layout offers ample room for a formal dining table and additional living space. A cleverly designed under-stairs storage cupboard helps keep the family area clutter-free, and convenient cloakroom/WC completes the rear of the property. At the front of the property, the entrance porch opens into inviting sitting room. With its wood-burning stove and cosy ambiance, it's the ideal place to unwind on winter evenings. Stairs rise from here to the first floor, where you will find three well-proportioned bedrooms along with a newly fitted family bathroom. A further bonus is the boarded loft room, complete with Velux window, power and lighting - making it an excellent hobbies space or additional storage area, accessed via a folding ladder from the landing. The entire property benefits from replacement double glazing.

OUTSIDE

To the front of the property, a paved driveway provides generous off-road parking and leads to the garage, complemented by a gravelled area for a low-maintenance ease. An EV charging point makes this home future ready and ideal for modern family life. The rear garden is thoughtfully landscaped to create a welcoming outdoor space. A paved terrace sits beneath an attractive pergola, offering an inviting spot for al-fresco dining or evening relaxation. Beyond this, the lawn is bordered by raised vegetable beds for those who enjoy growing their own produce, while a gravelled area provides a further charming space for outdoor entertaining. The garden further benefits from outside lighting and a water supply, bringing practicality through the year.



THE LOCAL AREA

Darwin Drive is located just over 2 miles distant from Tonbridge town centre on the northern side of the town. A popular area for families, offering local shops and amenities at both York Parade and Martin Hardie Way. There are popular primary schools in the vicinity and the property is within the catchment area of both secondary and grammar schools. The area also benefits from open space and is within easy access of Tonbridge, a modern, yet historic town so ideally placed for the main line station and commuting to London as well as excellent shopping and recreational facilities. The town dates back to Saxon times and 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 opportunity 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.

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: C

Council Tax Band: D

