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# Barnes Kingsnorth



**Nelson Avenue, Tonbridge, Kent, TN9 1XA**

**£325,000 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

Experience the ease and charm of town-center living in this delightful character home, perfectly positioned just a short stroll from the town centre, with its array of coffee shops, gyms and the mainline station - offering the ideal blend of convenience, yet away from the hustle and bustle! Whether you are a first time buyer seeking a welcoming home or an investor looking for a property with lifestyle appeal, this is an ideal property. Step through the front door into a light-filled dining room - an inviting space for relaxing with your morning coffee or entertaining. This flows through to the cosy sitting room with open fire and window to the rear garden, the perfect setting for unwinding after a busy day. Both rooms benefit from practical oak flooring. With a step down into the kitchen you will find the galley-style kitchen designed with shaker style units, oak-effect worktops and spaces for your appliances. The bathroom is conveniently located on the ground floor at the rear. Upstairs, the first-floor hosts two well-proportioned double bedrooms.

### OUTSIDE

There is a small, fenced area of hard landscaping to the front of the property. The rear garden is fully enclosed and laid to lawn, providing a superb opportunity for the incoming purchaser to create their ideal open space. There is a pedestrian rear gate to access the back alley.

**AGENTS NOTE:** New boiler installed approximately 4 years ago, and the home is offered to the market CHAIN FREE.



### THE LOCAL AREA

Perfectly placed for busy professional life, this home is just a short walk away from the heart of Tonbridge, a modern, yet historic town. Just a few minutes away to the mainline station it is also close to excellent shopping and recreational facilities. The town, which dates back to Saxon times, 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 opportunities for keeping fit with a swimming pool, sports pitches, cycle routes along with riverside walks. Tonbridge mainline station offer fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. There are good road links to the A21 and easy access to the town's renowned secondary, grammar and independent schools.

### ROUTE TO VIEW

From our office in Tonbridge High Street, proceed southwards, cross over the roundabout and turn left into Avebury Avenue, by the library, turn right into Barden Road, turn left into Cromer Road and 1st right into Nelson Avenue. 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: C**

