

38 Barden Road, Tonbridge





38 Barden Road, Tonbridge TN9 1TX

Immaculate 2-bedroom mid terrace period house with garden

Accommodation Summary

- Mid terrace period house
 - 2 double bedrooms
 - Living room
 - Dining room
 - New kitchen
 - New bathroom
 - Large garden
- Walking distance to town centre
 - Close to mainline station
 - Chain free



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With period charm and a contemporary feel, this immaculate home is a short walk from local shops, sought after schools and excellent transport links.

Its smart red brick exterior is set back from the road by a low brick wall, with gated space behind for storage.

The front door opens into the living room, which is brightened by its front aspect window. It is a welcoming space with plenty of room for sofas to relax in.

Beyond is the dining room, conveniently placed next door to the kitchen, which enjoys garden views.

The stylish kitchen has plenty of units, top and bottom, with countertops and a tiled splashback. Warm wooden effect flooring contrasts beautifully with the neutral décor and a part glazed door opens into the garden.

Climbing the stairs to the first-floor, there are two immaculate double bedrooms. They have large windows bringing in lots of natural light.

At the rear is the bathroom with a separate bath and shower enclosure.

Outside to the rear is an enclosed garden which is low maintenance with a paved terrace for summer dining, an area of lawn and a storage shed.

This home is centrally located and immaculate, allowing you to move straight in and enjoy it. A must see!





General:

Tenure: Freehold

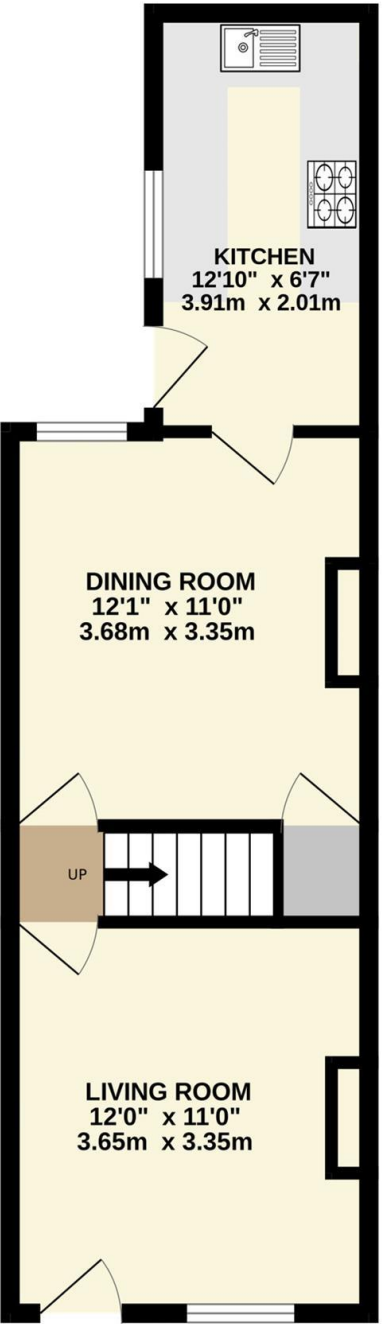
Local authority: Tonbridge and Malling Borough Council

Council tax: Band C (£2,014.00)

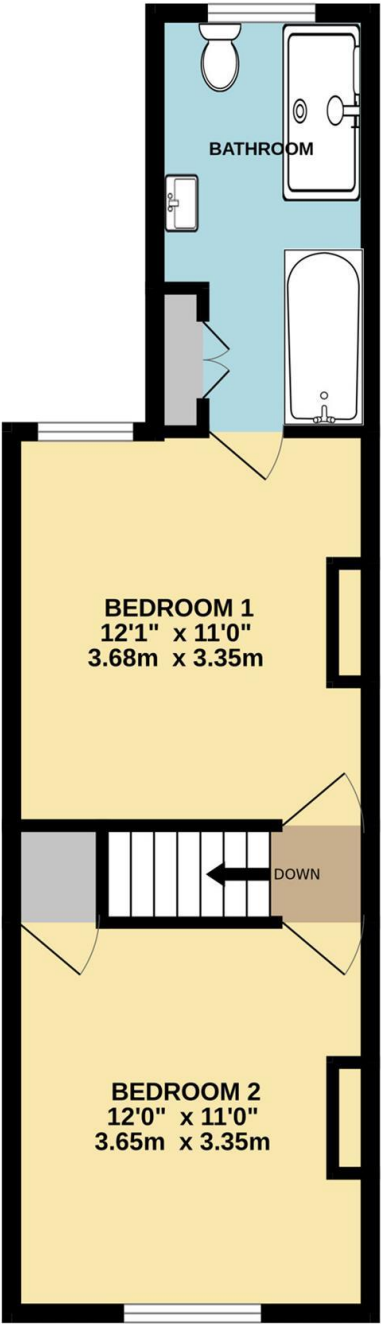
EPC: D (65)



GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.




1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



AREA INFORMATION: Tonbridge, Kent

Tonbridge, on the River Medway, is 4 miles (6 km) north of Royal Tunbridge Wells, 8.6 miles (13.8 km) south of Sevenoaks, 12 miles (19 km) south west of Maidstone and 29 miles (47 km) south east of London.

It is a picturesque town steeped in history with a 13th Century Castle and a wealth of shopping and recreational amenities and unrivalled schooling.

With open countryside on its doorstep it delivers nature in abundance to be enjoyed either cycling, walking or spotting wildlife. For recreational activities, there is the Tonbridge School gym, with its impressive facilities and indoor swimming pool and the Angel Sports Centre and the public swimming pool both based in the centre of Tonbridge. Nizels Golf & Country Club is a short drive away.

There are many highly regarded primary schools in the area such as Sussex Road County Primary School (opposite), St Margaret Clitherow R C Primary School (Outstanding), Slade Primary School, Long Mead Community Primary School, Cage Green Primary School, Woodlands Junior and Infant Schools, Royal Rise Primary School (formerly St Stephen`s Primary School), and Bishop Chavasse Church of England Primary School. There are also independent preparatory schools such as The Schools at Somerhill, Hilden Oaks and Hilden Grange. The highly sought-after secondary level Hugh Christie, Tonbridge Girls Grammar School, Weald of Kent Girls Grammar, and Judd Grammar for boys are in Tonbridge whilst the renowned Tonbridge School forms the north end of the town with Sevenoaks Schools within easy reach.

There are excellent transport links with journeys from Tonbridge mainline train station taking you to central London in approximately 40 minutes. The nearby A21 links with the M25, other motorway networks, Gatwick and Heathrow Airports, and the Channel Tunnel Terminus.



