



144 Henwood Green Road, Pembury, Tunbridge Wells, TN2 4LR

GUIDE PRICE £390,000 - £410,000

Jack Charles
ESTATE AGENTS

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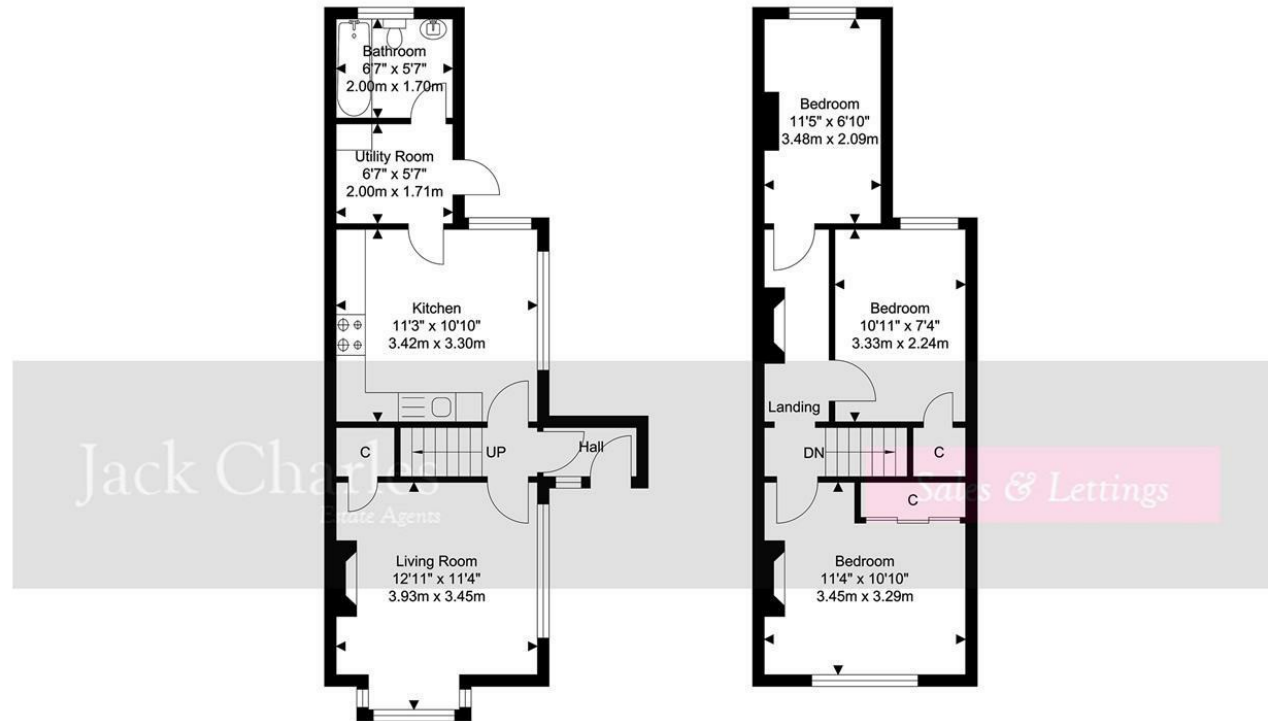
Sales & Lettings

- Guide £395,000 - £410,000
- Living Room
- Outbuilding / Home Office
- NO FORWARD CHAIN

- Semi Detached House
- Kitchen / Dining room
- Parking

- Three Bedrooms
- Bathroom
- Village Location

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Ground Floor
Approximate Floor Area
386.85 SQ.FT.
(35.94 SQ.M.)

First Floor
Approximate Floor Area
361.45 SQ.FT.
(33.58 SQ.M.)

TOTAL APPROX FLOOR AREA 748.30 SQ.FT. (69.52 SQ. M.)
For Identification Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

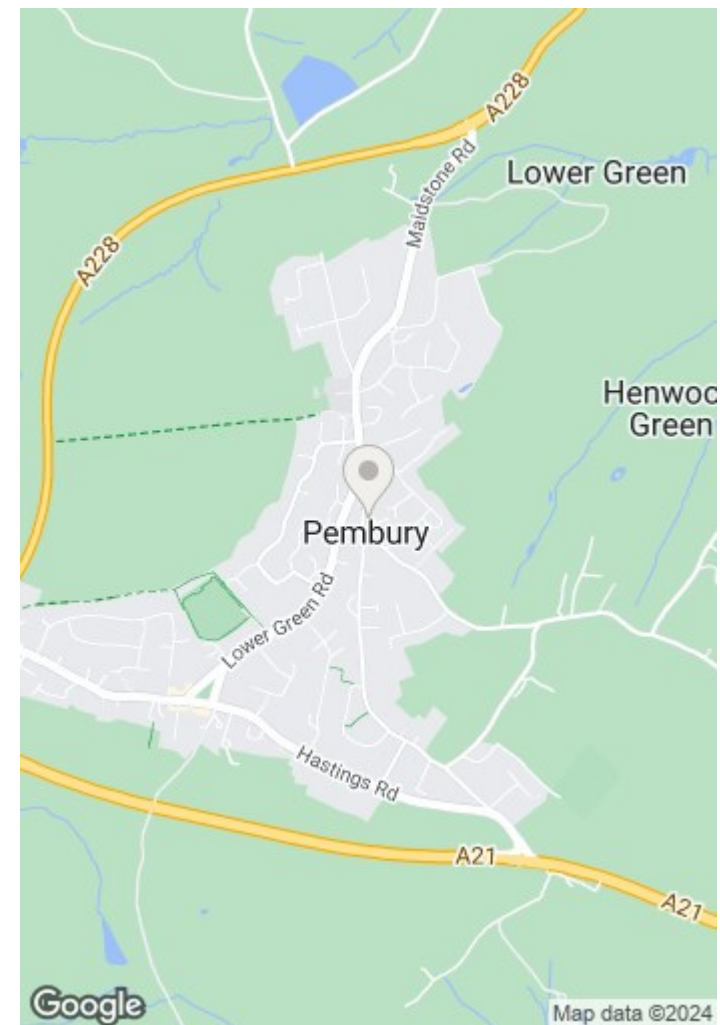
Jack Charles are delighted to offer for sale this wonderful three bedroom semi detached house situated in a popular residential area in this lovely village. The property has been extended by the present owners and now provides an entrance porch, double aspect living room to the front, the kitchen / dining room offers a range of wall and base units incorporating cupboards and drawers. There is a door that leads through to a utility lobby with space for washing machine and tumble dryer and doors that lead outside and to a fully tiled ground floor bathroom with a white suite. To the first floor there are three good size bedrooms. Outside to the front is a small area with Laurel hedging and an off road parking space to the side with a gate leading to the rear garden. This has been attractively paved with a pergola and a good size outbuilding that has been converted and used as a home office with power and light. Viewings are recommended.

Location

Pembury is very conveniently situated close to the A21 that bypasses the village and provides a direct connections to the coast and to the M25 further north. For commuters there is a choice of frequent London-bound services from stations in Tunbridge Wells (about 3.3 miles), Paddock Wood (about 5 miles) and Tonbridge (about 5.7 miles).

Residents of Pembury enjoy their proximity to the thriving town of Tunbridge Wells, whether by car or public transport direct to the centre of town (less than 3 miles). Well regarded schools for all ages can be found in the town, as well as secondary level independent schools in Tonbridge, Sevenoaks and the wider area.

Pembury offers local services and shops, including post office, convenience stores, a chemist and a filling station. There is a popular garden centre, and on the outskirts is the new Tunbridge Wells Hospital (2011) can be found.





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