TN LETTINGS

61 Herons Way, Pembury, TN2 4DW

Guide price £595,000

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Positioned on a quiet residential road in Pembury, this modern three-bedroom home offers a superb combination of space, style, and convenience. Spanning 1,300 square feet across two floors, it's ideally located near Royal Tunbridge Wells, with easy access to the A21 and A228, and close to schools, amenities, and sports facilities.

A neat front lawn and private driveway welcome you, accompanied by a smart single garage and covered porch. Inside, a bright entrance foyer sets the tone, with light-toned flooring flowing throughout the ground floor and a staircase offering easy access to the upper level.

To the right, the cosy lounge provides a comfortable setting for quiet evenings, filled with natural light from large windows. Opposite, a practical ground-floor WC and utility room add convenience.

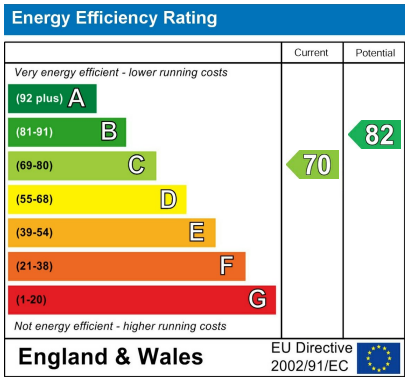
At the rear, the expansive family/dining room blends style and comfort, offering space for a large dining table and flexible seating, perfect for family gatherings. Large patio doors flood the room with natural light and open to the sleek, modern patio, leading to the beautifully landscaped garden. The raised lawn, bordered by tidy sleeper edges and vibrant flower beds, provides a peaceful retreat, ideal for relaxation, or play.

The open-plan kitchen flows seamlessly from the dining area, featuring deep blue cabinetry with ample storage, extensive countertops, and under-cabinet lighting for a functional and stylish space.

Upstairs, the master bedroom offers generous space, complemented by built-in storage to keep the room organized. The second bedroom is well-sized and inviting, while the third bedroom is equally spacious and adaptable for various uses.

The modern family bathroom, with grey tiling and wooden-effect flooring, features a bath with an overhead shower and stylish fittings that add a touch of

- Beautiful Detail
- EPC C
- Fully equipped Elegant Kitchen
- Quiet Location
- Utility Room
- New Windows and Doors
- 3 Large Double Bedrooms
- Walking Distance to Pembury Primary School
- Council Tax E
- No Chain



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