



Sweeps Hill Close, Pembury, Tunbridge Wells, Kent TN2 4LT

Guide Price £700,000 Freehold

When experience counts...

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Nestling at the head of a cul-de-sac and set behind a five bar gate with a large driveway, we are delighted to be offering this superbly presented detached double fronted house for sale. There is parking for 3+ cars on the front drive, a large garden store to the right hand side of the house, gated side access and a level rear garden with large patio and a good size lawn. The spacious hallway lends a welcoming feel to this beautiful home which has been the subject of much improvement by the current owners. The stylish fitted kitchen has Quartz worktops and fitted appliances and is open plan to the dining space. This is turn has a double width opening to the elegant reception room with French doors to the garden. There is a useful downstairs utility room and a further reception room, ideal as a playroom or home office. The first floor has four double bedrooms, one en suite, plus a family bathroom.

We urge an early viewing to appreciate this stunning home which comes highly recommended.

- Cul-de-Sac
- Large Driveway
- Parking for 3+ Cars
- Study / Playroom
- Utility Room
- Large Kitchen
- Dining Area
- Large Reception
- 4 Double Bedrooms
- En Suite + Bathroom





LOCATION:

Set approximately 2.5 miles north-east of Tunbridge Wells, Pembury is a large village with a population in excess of 6,000 people and a picturesque village green to its centre. Amenities include day-to-day shopping facilities with independent retailers amongst which are hairdressers, chemist, take-aways and eateries and on the fringe of the village is the Tesco supermarket. From here, there is access to the A21 - south to the coast and north to London which also connects to the M25.

In the village there are three places of worship and three public houses, a doctors' surgery and recreational space and cricket ground. As previously mentioned, Tunbridge Wells is about 2 miles away and here there are more comprehensive shopping, cultural amenities, secondary schools, alongside the individual retailers and cafe culture of the High Street and Pantiles.

Paddock Wood (approx. 4.7 miles) has further educational options and a mainline railway station that affords access into London Bridge and Charing Cross in 46 minutes.

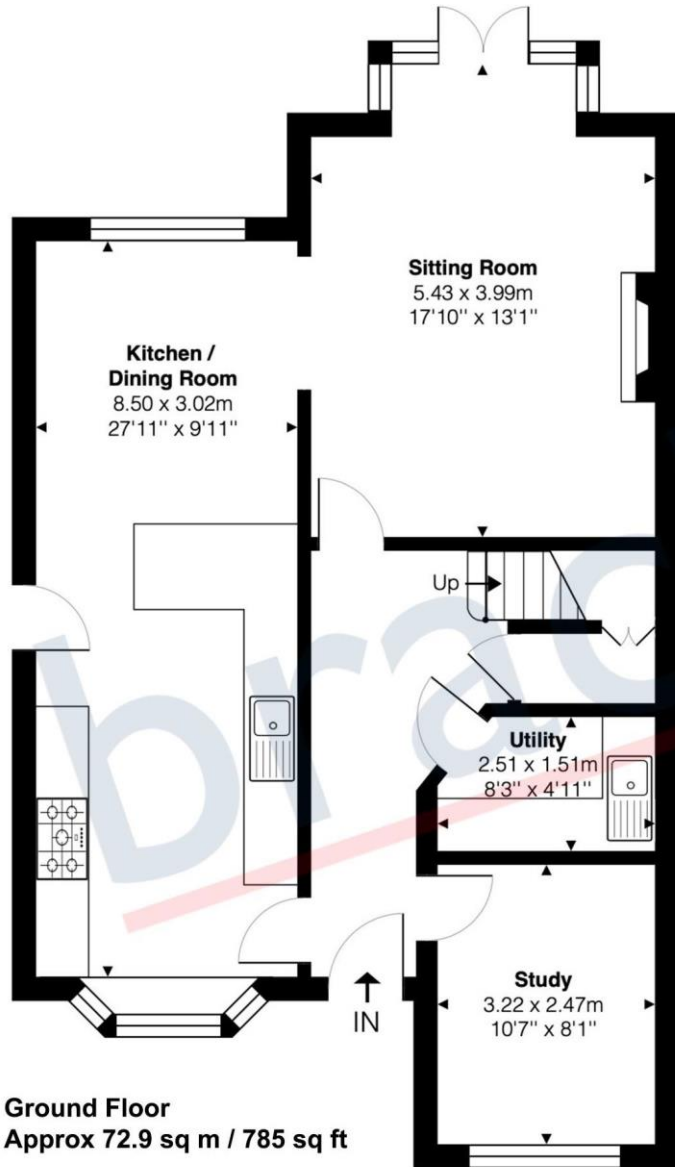
Additional Information:

Council Tax Band: F

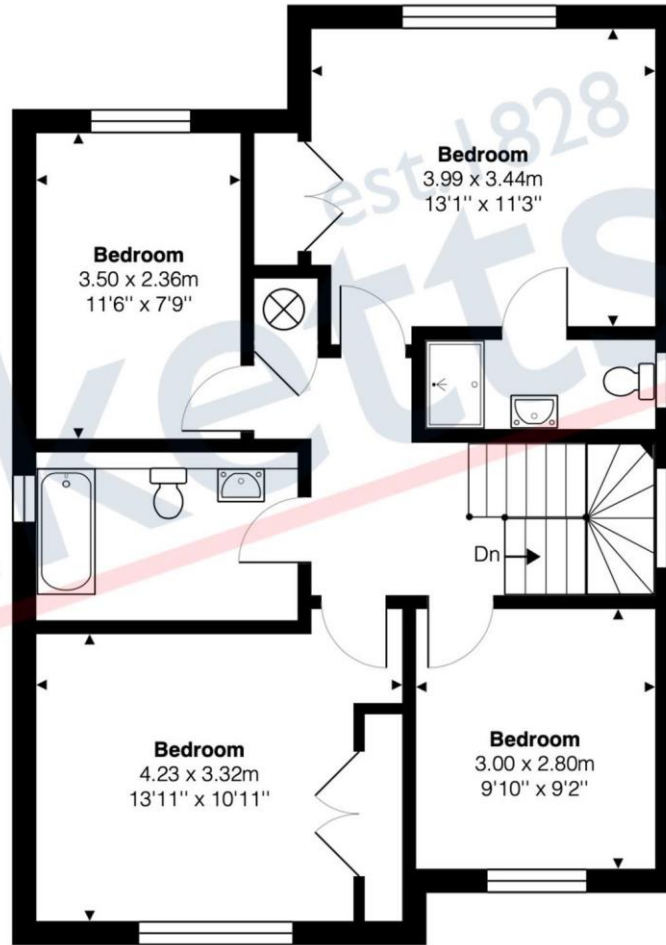


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Gross Internal Area Approx 141.1 sq m / 1519 sq ft



Ground Floor
Approx 72.9 sq m / 785 sq ft



First Floor
Approx 68.2 sq m / 734 sq ft

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			