



22 Hastings Road, Pembury, Tunbridge Wells, Kent TN2 4PD

Offers in Excess of £475,000 Freehold

When experience counts...

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bracketts

Bracketts are delighted to offer for sale this very well presented semi-detached house located in a tucked away position in the popular village of Pembro. Extended in 2016, the property offers spacious and light accommodation throughout with a high end finish. The property comprises a side entrance to open plan kitchen/dining space, ample storage cupboards and Corian work surfaces. Built-in appliances include washing machine, dishwasher and fridge/freezer and there is space for a large range oven. There is underfloor heating throughout the kitchen and bi-fold doors open onto the garden. The sitting room has a bay window with full height fitted shutters, two fitted cupboards, in-built shelving and wood burner with brick chimney breast. To the first floor there is the principal bedroom with built-in wardrobe and drawer unit, views to the rear, modern en suite shower room with Aqualisa shower. There is another double bedroom and family bathroom on this level. To the top floor, there is a double aspect room with eaves storage and views. Outside, the property has a low maintenance sunny south-facing garden with side access and a driveway to the front. We highly recommend booking to view this stunning home!

- A Semi-Detached House
- Extended and Refurbished
- High End Stylish Finish
- South-Facing Rear Garden
- Principal Bedroom with En Suite
- 2 Further Double Bedrooms
- Off Street Parking
- Set in a Tucked Away Position
- Council Tax Band: D
- Viewing Recommended





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 2.5 miles away and here there are more comprehensive shopping, cultural amenities, secondary schools, alongside the individual retailers and café 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.

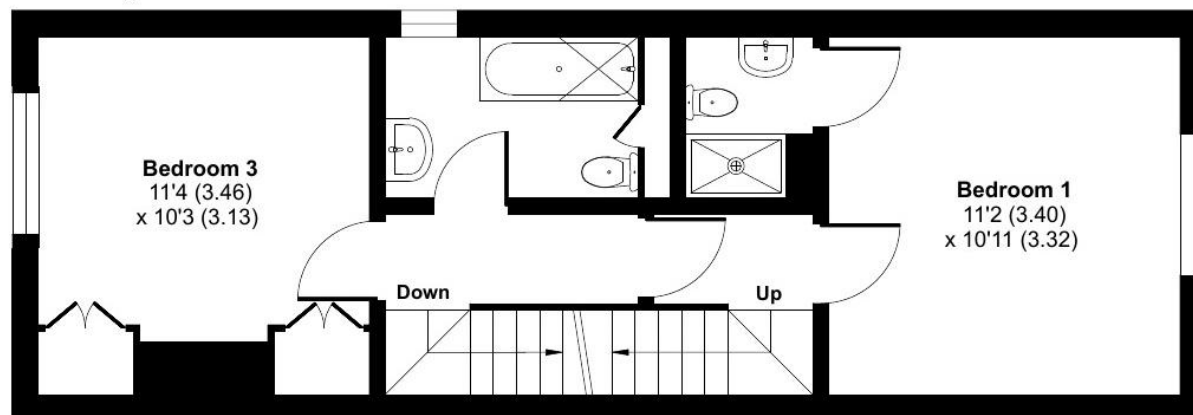


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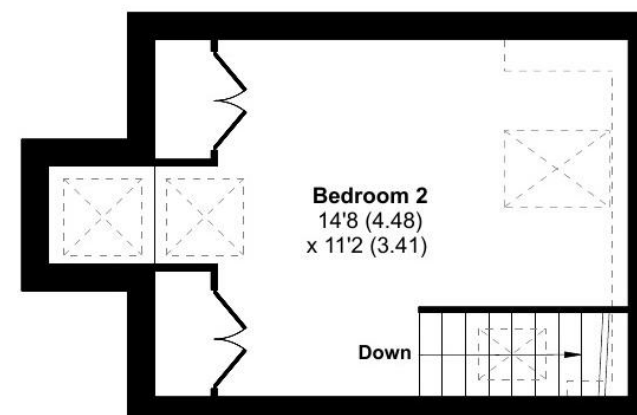


Denotes restricted
head height

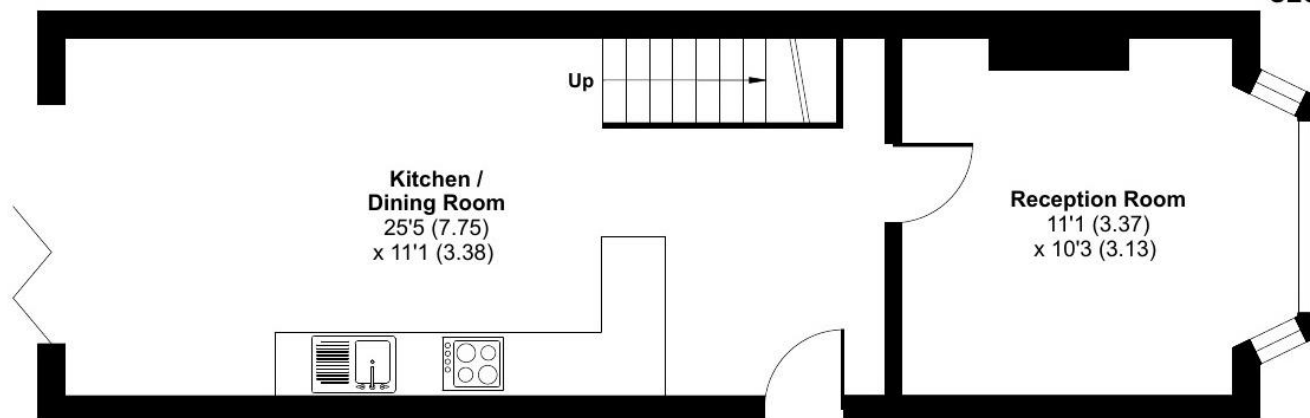
Approximate Area = 973 sq ft / 90.3 sq m
 Limited Use Area(s) = 9 sq ft / 0.8 sq m
 Total = 982 sq ft / 91.1 sq m
 For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

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

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