



7 Henwood Green Road, Pembury, Tunbridge Wells, Kent TN2 4LB

Guide Price £475,000 Freehold

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A delightful two bedroom detached bungalow, in a leafy tucked away position, with the potential to extend (subject to Planning Consents). The front door opens to a porch, ideal for storing shoes and coats. The main hall is spacious, with stairs to the first floor and access to most other rooms. The sunny sitting room faces the garden at the back of the house with a door to the garden, fitted with a gas stove and a wooden floor. The spacious kitchen/dining room also overlooks the garden - with a range of fitted wall and base units and space for a large dining table. Utility room which then leads to a second shower room with a walk-in shower. There is a tucked-away office which has been added with an extension, with a door to the garden. The two loft rooms are accessed by stairs from the hall and could be converted if needed. The garden is a real feature with lots of shrubs and trees, areas of lawn and patio, a summerhouse, a rear gate leads to the parking at the rear of the house. Henwood Green Road has a convenience store, there are further shops and amenities in Pembury village.

- Tucked Away Bungalow on the Outskirts of Countryside
- Offering Potential to Extend (Subject to Planning Consents)
- 2 Bedrooms
- 2 Bathrooms
- Spacious Kitchen / Dining Room
- Sitting Room with Views over the Garden
- Study with Views over the Garden
- 2 Loft Rooms with Stairs from the Ground Floor
- Good Sized Front & Rear Gardens with Summerhouse
- Parking





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.



Additional Information:

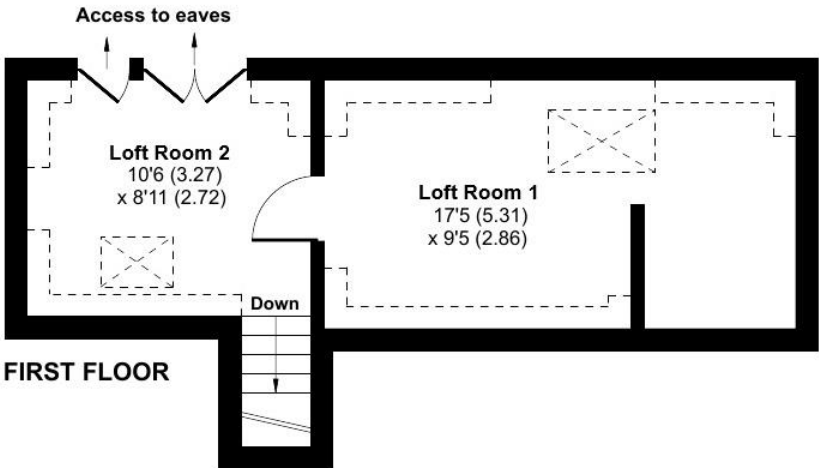
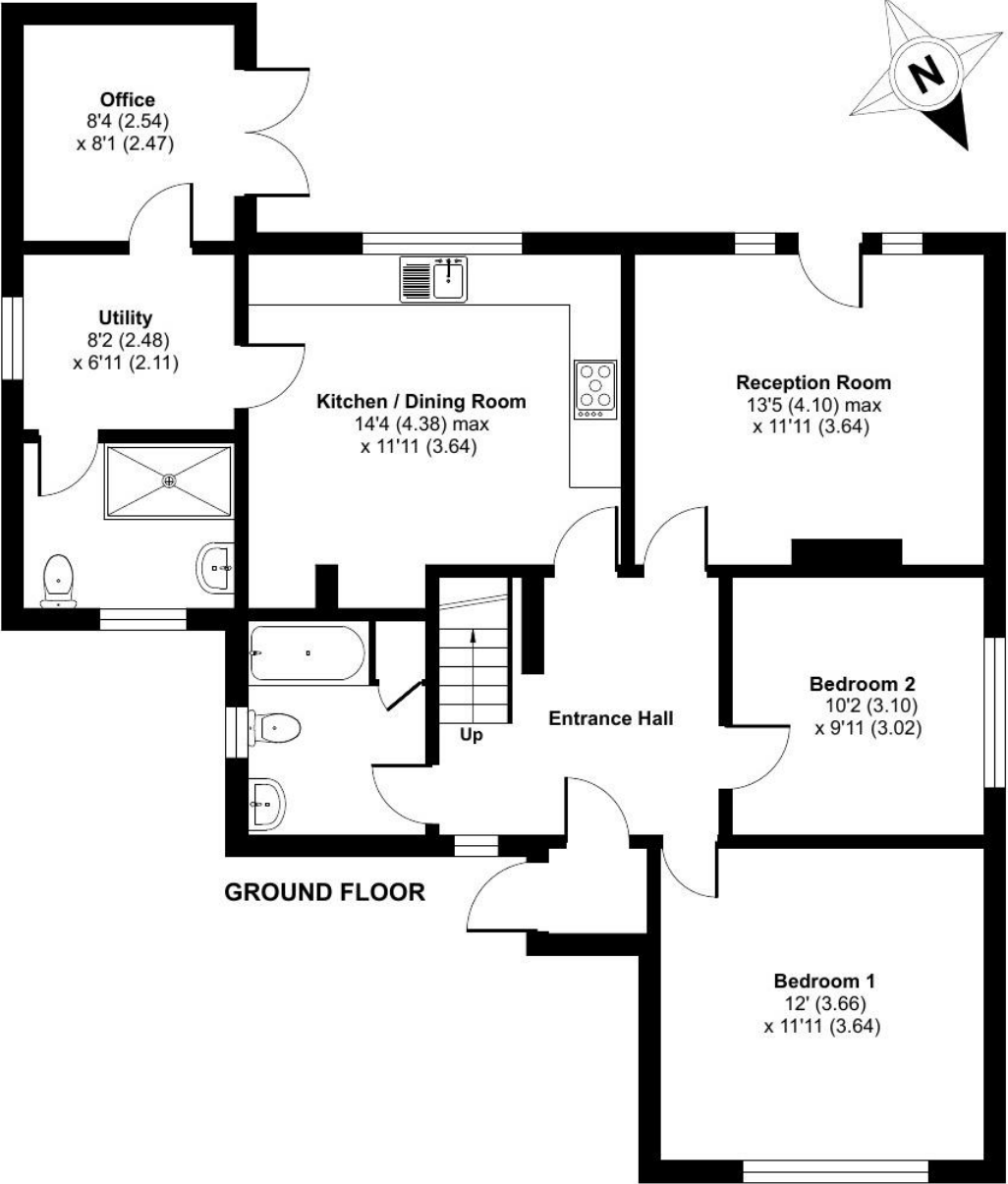
Council Tax Band: E

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Approximate Area = 1235 sq ft / 114.7 sq m
 Limited Use Area(s) = 40 sq ft / 3.7 sq m
 Total = 1275 sq ft / 118.4 sq m
 For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	65	
(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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27-29 High Street
 Tunbridge Wells, Kent TN1 1UU
 01892 533733
 tunbridgewells@bracketts.co.uk

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