



58 Church Road, Pembury, Tunbridge Wells, Kent TN2 4BT

Guide Price £575,000 Freehold

When experience counts...

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A semi-detached, spacious, four bedroom house, located at the end of Church Road with delightful walks into the woods and countryside. Pembury village is also close at hand with a selection of shops and public houses. The house has lots of potential, offering the possibility to extend at the back (subject to Planning Consent). The sitting room has a wood burning stove and views over the attractive rear garden. There is a spacious dining room with views to the front and a door to the kitchen. The kitchen is fitted with a range of wall and base units and enjoys views of the garden at the rear. There is a cloakroom off the kitchen, and an inner rear porch with a door to the garden. Upstairs there are four bedrooms and a family bathroom. The garden is a real feature of the property and would be ideal for a family and also could accommodate a sizeable extension without compromising the garden. The rear garden has a second garage with a workshop behind and a separate summer house. The garden is fenced and hedged with a large expanse of lawn interspersed with flowering borders and trees. To the front there is a driveway leading to the integral garage with a remote control opener, and a pathway to the front door edged by a mature garden with shrubs, flowering borders, and hedging.

- Semi-Detached 4 Bedroom Home with Potential to Extend
- Located in a Quiet Position close to Woodland Walks
- Sitting Room with Log Burner
- Kitchen overlooking Garden
- Cloakroom
- 4 Bedrooms
- Family Bathroom
- Integral Garage with remote door opener
- Garden Summer House
- Garage with Workshop





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.

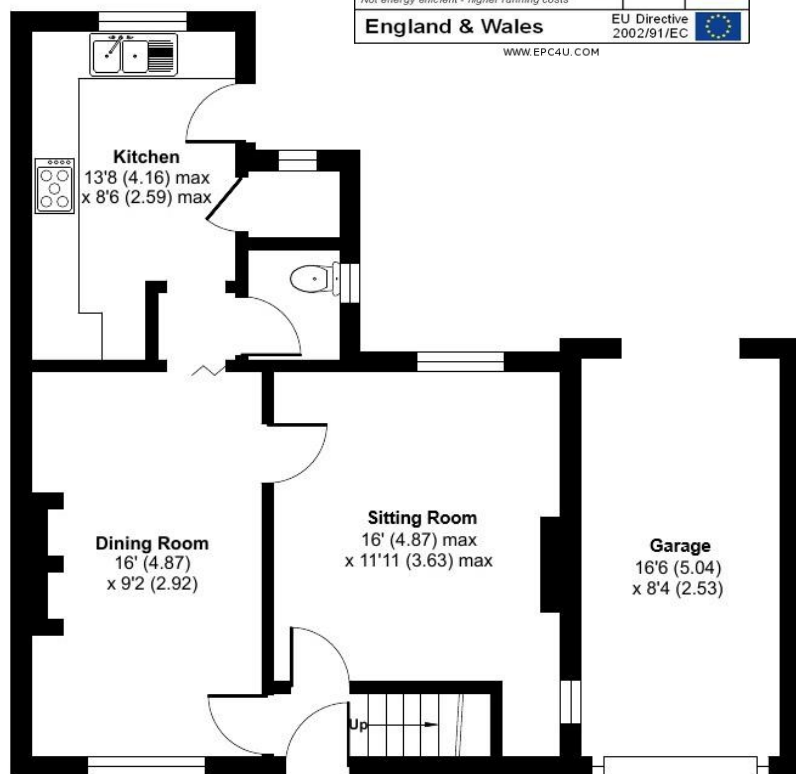
Additional Information:

Council Tax Band: D

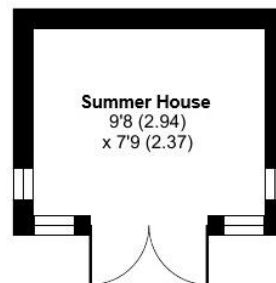


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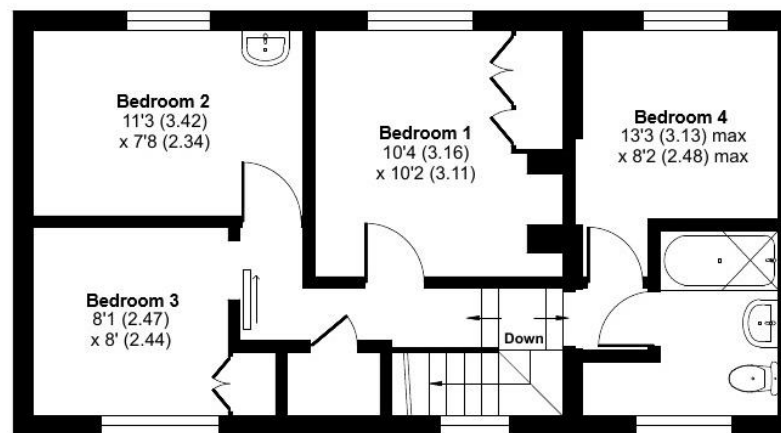
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	61	75
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
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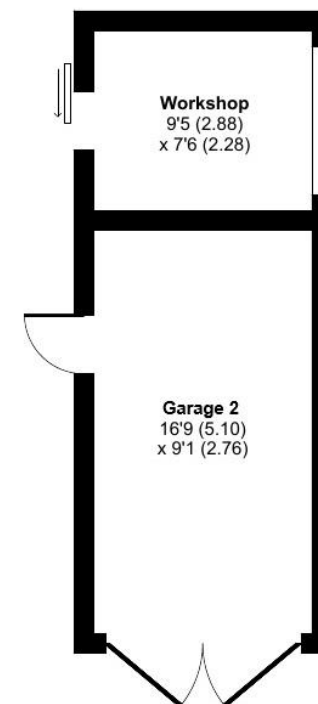
GROUND FLOOR



OUTBUILDING 1



FIRST FLOOR



Approximate Area = 1002 sq ft / 93.1 sq m (excludes carport)

Garage = 152 sq ft / 14.1 sq m

Outbuildings = 143 sq ft / 13.3 sq m

Total = 1297 sq ft / 120.5 sq m

For identification only - Not to scale

