



1 Elmhurst Avenue, Pembury, Tunbridge Wells, Kent TN2 4DA

Price Range: £499,950 - £525,000 Freehold

When experience counts...

est. 1828
bracketts

Offered to the market with NO ONWARD CHAIN is this immaculately presented end-of-terrace home, providing approximately 120 sq m / 1,293 sq ft of versatile accommodation. The property benefits from a spacious through reception room featuring large windows, a feature fireplace, and wood-effect flooring. This leads seamlessly into the generous kitchen/dining room, fitted with a stylish modern kitchen including real wood worktops. French doors and windows overlook the large, well-stocked garden, which is home to mature trees and shrubs and offers an ideal setting for outdoor living. Accommodation also includes a downstairs cloakroom, a family bathroom with shower bath, and an en-suite shower room to the principal bedroom. An additional adjacent room to the principal bedroom - currently used as a study. The integral single garage with interior door, provides excellent storage or, subject to the necessary consents, potential for conversion to further living space. Additional features include off-street parking, side access, and scope to create further parking if required. Early viewing is highly recommended to appreciate all that this chain-free home has to offer.

- Cul de sac location
- Popular Village
- 19 x 14 Reception Room
- 24' Kitchen / Dining Room
- Downstairs WC
- Study
- Integral Garage
- En-suite shower to Bed 1
- Bathroom with shower bath
- Large Garden
- Parking and side access





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Additional Information:

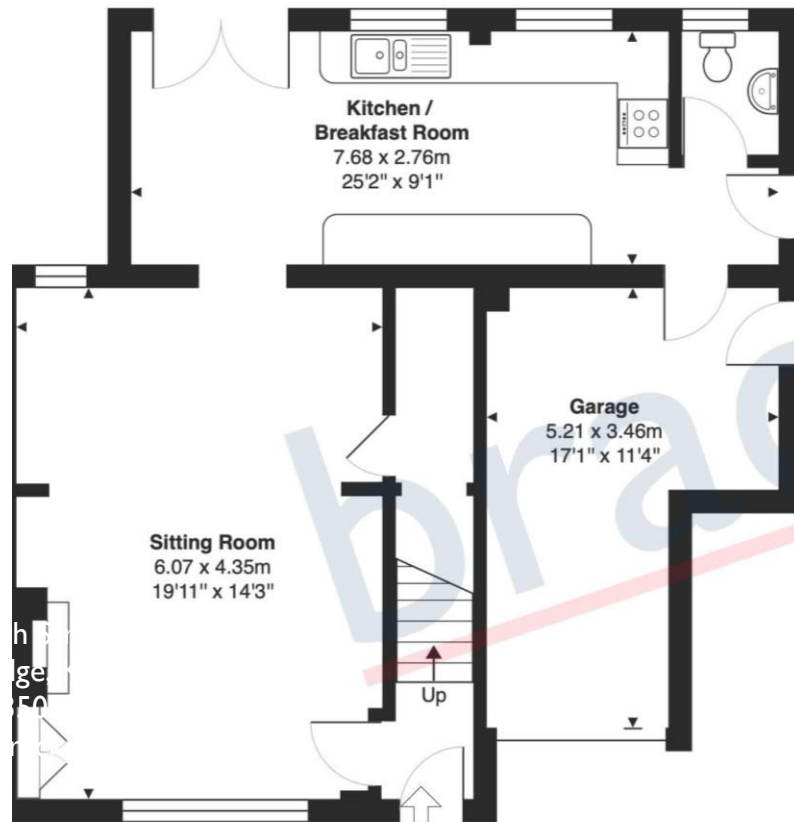
Council Tax Band: C



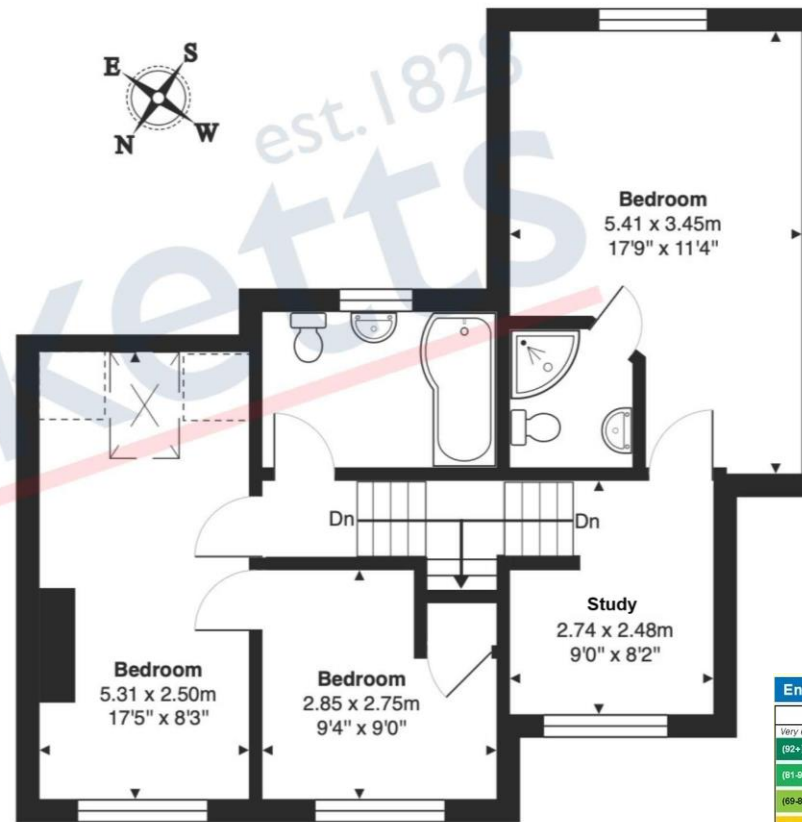
Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

Elmhurst Avenue, Pembury

Gross Internal Area Approx 127.2 sq m / 1369 sq ft
(Including Garage)



Ground Floor



First 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	

Floorplan is for illustrative purposes only and is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. All parties must rely on their own inspections.