



# Lambert & Foster



## 6 PEARSE PLACE

LAMBERHURST | KENT | TN3 8EJ

*An immaculately presented 3-bedroom semi-detached family house with garage and parking in the heart of this popular village.*

Offers in Excess of: £475,000

FREEHOLD



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Since owning the property, the owners have completely transformed the internal layout of the house to a very high standard redecorating throughout and making changes to enhance the space. The kitchen has been extended and refitted with a Wren kitchen, integrated dishwasher, electric hob, and oven with central breakfasting island and door out to the rear garden. The property benefits from an air-source heating system and solar panels. The entrance hall has been extended to provide a downstairs cloakroom and ceramic tiled flooring. The existing fireplace in the double aspect sitting room has been replaced with a log burner and the window to the rear has been replaced with French doors leading to the rear garden and patio area.

Upstairs there are three good-sized bedrooms, with an exceptionally large master bedroom and family bathroom which has been enlarged to provide a walk-in double shower in addition to the bath. There are many fine features in this house making it a stylish energy efficient and comfortable family home.

The rear garden enjoys a sunny aspect and comprises of a paved terrace with lawned area. There is a garage and driveway which has ample parking.

Pearse Place is within the heart of the charming and popular village of Lamberhurst offering many local amenities with shop, restaurant, public house, doctors surgery and primary school, all within close walking distance. The A21 is easily accessible offering direct routes to the M25. There is also a golf club within the village.



- Total floor area approximately 1018<sup>2</sup> (94.6 m<sup>2</sup>)
- Stylish entrance hall
- Newly refurbished fitted kitchen
- Downstairs cloakroom
- Light and spacious sitting room with French doors to garden.
- Three good-sized bedrooms
- Generous sized family bathroom
- Energy efficient
- Rear garden
- Driveway and garage
- Walking distance to village centre and local schools
- M25 accessed via A21 linking to motorway networks, Gatwick and Heathrow airports.

## GENERAL

**Tenure:** Freehold

**Services:** Mains services (electricity and water) connected but not tested.

Air source heating. Solar panels

**Local authority:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**Council tax:** Band D **EPC:** D (61)

## VIEWING

By appointment only.

**Sussex Office:** 01435 873999.

## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances, and other features are approximate only.

### 6 Pearse Place, Lamberhurst, Tunbridge Wells, TN3 8EJ

Approximate Area = 1018 sq ft / 94.6 sq m

Garage = 88 sq ft / 8.1 sq m

Total = 1106 sq ft / 102.7 sq m

For identification only - Not to scale



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