



GREENLEAS

PEMBURY, TUNBRIDGE WELLS - £650,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

18 Greenleas

Pembury, Tunbridge Wells, TN2 4NS

Spacious Entrance Hall - Downstairs Cloakroom - Large Dining Room With Doors To An Extended Sitting Room - Kitchen With Separate Breakfast Room - First Floor Landing - 3 Double Bedrooms - Bathroom With White Suite - Double Glazing - Gas Central Heating - 0.14 Acre Plot With Attractively Landscaped Southerly Facing Rear Garden - Double Width Driveway To Garage

This beautifully presented three bedroom detached home set within the very popular village of Pembury has been extended to both side and rear giving this home wonderfully proportioned rooms throughout. The property's feature includes a separate dining room with open fire place connecting to a spacious sitting room with patio doors opening to the large landscaped rear garden with its patios and summerhouse providing lots of areas in which to entertain and enjoy the sun. The kitchen comes complete with an oven, hob and dishwasher with plenty of cupboard and workspace, whilst the adjoining breakfast room is a nice spot to start your day with a morning coffee. At first floor there are three double bedrooms and family bathroom. The property has double glazing, cavity wall insulation, a gas fired central heating system with radiators and parking is provided by a double width driveway leading to an attached garage. Properties within this particular part of Pembury are always extremely sought after and early viewing is strongly recommended.

The accommodation comprises. Part glazed entrance door to:

ENTRANCE HALL:

Herringbone patterned wood block flooring, double radiator, telephone point, large double coats cupboard, coved ceiling.

DOWNSTAIRS CLOAKROOM:

White low level WC and corner wall mounted wash hand basin. Half height tiling to walls, tiled floor.

SITTING ROOM:

Coved ceiling, double radiator, picture rail, wall lighting. Feature fireplace with fitted gas fire, stone surround and hearth. Windows to side and double glazed patio doors opening to the rear garden. Doors to:



DINING ROOM:

Herringbone patterned wood block flooring, coved ceiling, double radiator. Feature open fireplace. Window to front.

KITCHEN:

Fitted with a range of wall and base units with worktops over. Fitted electric double oven, hob with extractor fan. Integrated dishwasher. Space for washing machine and fridge. Stainless steel one and a half bowl single drainer sink unit with mixer tap. Tiling adjacent to the worktops, tiled floor, ceiling downlights and under cupboard lighting. Cupboard housing a floor standing gas fired boiler, central heating time clock and programmer. Adjacent larder cupboard. Window to rear with garden views. Open doorway to:

BREAKFAST ROOM:

Double radiator, power points, dado rail. Window to rear overlooking garden, door to side and personal door to garage.

FIRST FLOOR LANDING:

Coved ceiling, power point, access to loft space which is floored in parts, fitted light, airing cupboard containing the lagged hot water cylinder with shelving above. Window to front.

BEDROOM 1:

Window to front, single radiator, power points, coved ceiling, dado rail, wall lighting. Range of built-in cupboards incorporating bedside drawers, fitted wardrobe.

BEDROOM 2:

Window to rear, single radiator, coved ceiling, built-in double wardrobe.

BEDROOM 3:

Window to rear, single radiator, coved ceiling.

BATHROOM:

White suite comprising of a panelled bath with mixer tap, plumbed in shower, counter sunk wash hand basin with mixer tap and cupboards beneath, low level WC. Tiling to floor, chrome towel hand rail/radiator, shaver point, ceiling downlights, mirrored wall cabinet. Window to side.

OUTSIDE REAR:

A wonderful rear garden which has been attractively landscaped and benefits from a southerly aspect. A large Indian sandstone patio provides several areas for outside dining with steps leading to the garden being mainly laid to lawn containing many well stocked flower beds and shrub borders. Cedar timber frame greenhouse. Summerhouse at the rear, fencing to provide privacy, side gates gives access to the front. There is also outside lighting for the patio area and side access. Outside water tap.



OUTSIDE FRONT:

Open plan lawned garden with double width brick paved driveway providing off road parking for two vehicles leading to the property's entrance and garage which has an up and over door, internal power, light, side window, gas and electric meter.

SITUATION:

Pembury village is located to the north east of Tunbridge Wells and is surrounded by beautiful areas of open Wealden countryside. The village itself has a number of shops, public houses and restaurants suitable for everyday living, a well regarded primary school and excellent access not only to Tunbridge Wells but also to local trunk roads. Tunbridge Wells has a far wider range of social, retail and educational facilities to include a number of sports and social clubs and two theatres, a host of independent retailers, restaurants and bars principally located between the Pantiles and Mount Pleasant with a further range of principally multiple retailers at the Royal Victoria Place shopping centre and the nearby North Farm Retail Park. The town has a good number of highly regarded schools at all levels and two main line railway stations offering fast and frequent services to both London termini and the South Coast with other railway stations being found at nearby Paddock Wood and Tonbridge.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Services: Mains Water, Gas, Electricity & Drainage
Heating: Gas Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



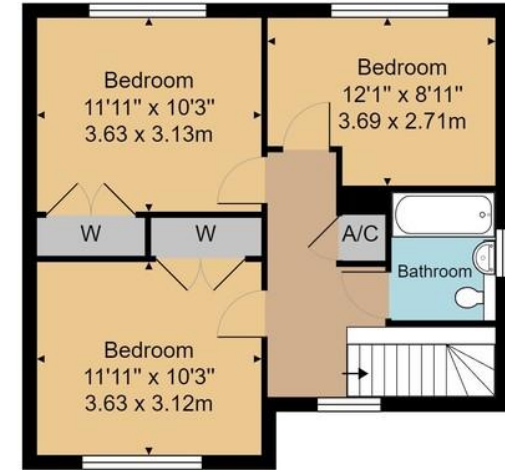
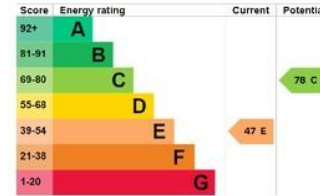
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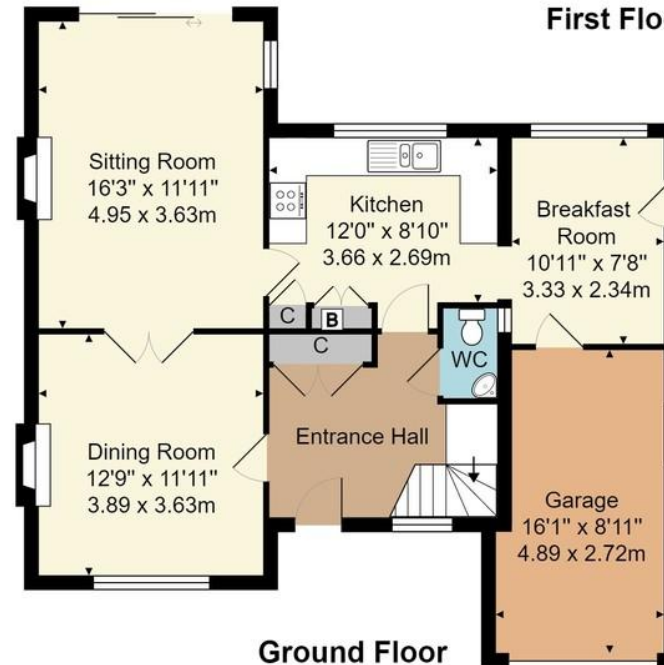
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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First Floor



Ground Floor

House Approx. Gross Internal Area 1221 sq. ft / 113.5 sq. m
Approx. Gross Internal Area (Incl. Garage) 1367 sq. ft / 127.0 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.