



HERONS WAY
PEMBURY, TUNBRIDGE WELLS - £675,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

55 Herons Way

Pembury, Tunbridge Wells, TN2 4DW

Spacious Entrance Hall - Downstairs Cloakroom - Study - Generous Lounge/Dining Room With Beamed Ceiling & Fireplace - Good Sized Conservatory Overlooking Garden - Well Appointed Kitchen Complete With Oven & Hob - Useful Separate Utility Room - Study - Stairs To First Floor Landing Lead To Four Well Proportioned Bedrooms & Recently Modernised Shower Room - Double Glazing With Leaded Light Windows To front - UPVC Fascias & Soffits - Gas Central Heating Via Radiators & Photovoltaic Solar Panels To Generate Electricity - Brick Driveway Leading To Garage With Electric Up And Over Door - Attractively Landscaped & Extremely Well Cared For Front & Rear Gardens - Cul De Sac Location

This extremely well presented four bedroom detached home is located towards the end of a no through road set within the very popular village of Pembury and has been extended down the whole of one side giving this home the valuable extra space ideal for a growing family or for those that require a study to work from home. The property's other features include a generous living room with access to an adjoining double glazed conservatory which in turn leads out to the very well cared for rear garden which is extremely private with multiple areas ideal for outdoor entertaining and to enjoy the sun. The kitchen has enough space for a central breakfast table and comes complete with an oven and hob along with plenty of cupboards and work space whilst the adjoining utility room takes care of many of the larger appliances. At first floor there are four well proportioned bedrooms and a recently modernised shower room. The property has double glazing, a gas fired central heating system with radiators and parking is provided by a double width driveway leading to an integral garage with electric up and over door. Properties within this particular part of Pembury are always extremely sought after and an early viewing is strongly recommended.

The accommodation comprises leaded light double glazed entrance door and windows leading to:

'L' SHAPED ENTRANCE HALL:

Wood flooring two single radiators, power points, central heating thermostat.

LOUNGE/DINING ROOM:

A good sized living space with two double radiators, power points. Fireplace containing a gas coal Living Flame fire, artificial beamed ceiling. Window to front and further window to rear with glazed door leading to:

CONSERVATORY:

Double glazed windows, power points. French doors opening to the rear garden.



KITCHEN/BREAKFAST ROOM:

Fitted with a range of oak panelled wall and base units with work surfaces over comprising of an enamel one and a half bowl single drainer sink unit with mixer tap. Space for dishwasher. Fitted electric hob and electric double oven, filter hood. Tiling adjacent to worktops, power points, coved ceiling. Wall mounted gas fired boiler within wall cupboard. Understairs storage cupboard with light and power points. Window to rear overlooking garden.

UTILITY ROOM:

Fitted with a range of base units with work surfaces over. Space for standing a fridge/freezer. Space for washing machine and tumble dryer. Stainless steel single drainer sink unit. Radiator, vinyl flooring, coved ceiling. Window to rear and side with door to rear garden.

DOWNSTAIRS CLOAKROOM:

White low level WC, wall mounted wash hand basin, half height tiling to walls, single radiator, ceiling downlights. Window to side.

STUDY:

Windows to front and side, single radiator, power points.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING:

Power point, recessed airing cupboard containing the hot water cylinder, access to loft space.

BEDROOM 1:

Single radiator, coved ceiling, wall lighting. Built-in wardrobe, vanity wash hand basin with storage cupboards beneath. Window to front.

BEDROOM 2:

Exposed wood floorboards, single radiator, built-in double wardrobe, power points. Window to front.

BEDROOM 3:

Exposed wood floorboards, single radiator, coved ceiling, power points. Window to rear.

BEDROOM 4:

Single radiator, coved ceiling. Window to rear.

SHOWER ROOM:

Re-fitted with a modern suite to include a large walk-in shower cubicle with plumbed in shower having both a handspray and rainfall head, low level WC, wash hand basin with drawer storage beneath and mixer tap. Half height tiling to walls, tile effect flooring, heated towel rail/radiator, recessed mirrored cupboard with integral lighting ceiling downlights. Window to rear.

OUTSIDE REAR:

A wonderfully tended garden including several brick paved and paved patios to provide plenty of spots in which to entertain. The garden is mainly laid to lawn surrounded by well stocked flower beds and borders. Paved and brick pathways lead towards the rear. The garden is very private by virtue of fencing and mature hedging and has outside light, tap and power and a side access to the front.



OUTSIDE FRONT:

The front garden is mainly laid to lawn with conifer hedging and double width brick paved driveway providing off road parking which leads to the property's entrance and integral garage with electric up and over door, internal power, light, control unit for solar panels and personal door to hallway.

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:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage - Additional Electricity Generated Via Solar Panels
Heating - Gas Fired 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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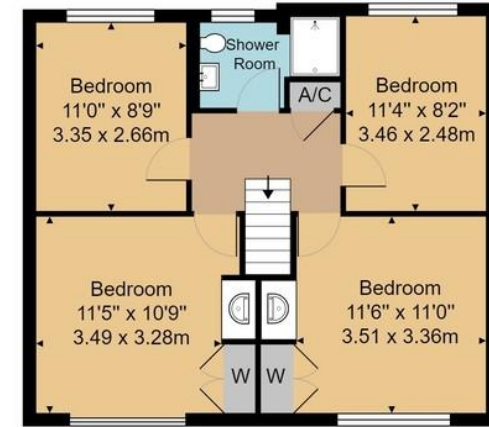
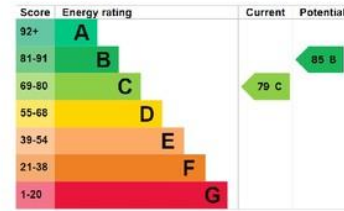


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First Floor



Ground Floor

Approx. Gross Internal Area
1633 ft² ... 151.7 m²

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.