



HERONS WAY
PEMBURY, TUNBRIDGE WELLS - £575,000



65 Herons Way

Pembury, Tunbridge Wells, TN2 4DW

Entrance Hall - 23'9 Living Room - Large 'L' Shaped Kitchen/Breakfast Room Complete With Appliances & Bi-Folding Doors Opening To The Garden - Downstairs Cloakroom - First Floor Landing - Three Well Proportioned Bedrooms - Re-Fitted Bathroom - Gas Central Heating Via Radiators - Mainly Triple Glazed Windows - Attractive Rear Garden With Southerly Aspect - Driveway To A 17'2 x 10'1 Garage - Quiet Cul-De-Sac Location In Sought After Village

An early internal inspection is strongly recommended to appreciate this extremely well maintained three bedroom detached, extended home offering a wide range of features throughout its light, spacious and well decorated accommodation. This includes a large living room with enough space for seating as well as a desk ideal for those that wish to work from home, the kitchen has been extended to increase the amount of units and work surfaces available and to create a dining area which has an outlook over the rear garden and bi-folding doors opening onto the patio. There is a downstairs cloakroom, whilst at first floor the three well proportioned bedrooms have access to a bathroom which has been re-fitted with a modern suite and attractive wall tiling. Heating is via a gas central heating system with radiators, whilst most of the windows have been replaced with triple glazed units to help keep maintenance and fuel bills to a minimum. There are well tended gardens to both front and rear, driveway for off road parking leading to a wider than average garage allowing further possibilities for conversion into living accommodation, subject to obtaining the necessary consents and planning permissions. As we have always experienced high demand for this popular cul-de-sac and style of property we can only re-emphasise the need for an early appointment to view to avoid disappointment.

The accommodation comprises. Double glazed panelled entrance door and side windows to:

ENTRANCE PORCH:

Quarry tiled floor, glazed door with side window to:

ENTRANCE HALL:

Double radiator, coved ceiling, understairs storage cupboard, central heating thermostat.



SITTING ROOM:

A generous sized room with two double radiators, coved ceiling, focal point fireplace, telephone point, power points. Windows to both front and rear.

KITCHEN/DINING ROOM:

The kitchen area has been fitted with a range of wall and base units with work surfaces over. Stainless steel one and a half bowl single drainer sink unit with mixer tap. Fitted gas hob with filter hood and stainless steel splashback, electric double oven. Space for an American style fridge/freezer. Peninsular breakfast bar room divide, tiled floor, ceiling downlights. The dining area has a window to the rear overlooking the garden and bi-folding doors opening to the patio, two radiators.

DOWNSTAIRS CLOAKROOM:

White suite comprising of a low level WC, wall mounted wash hand basin, ceramic tiled floor, side window.

Stairs from the entrance hall to:

FIRST FLOOR LANDING:

Window to side, access to loft space, coved ceiling, recessed airing cupboard containing hot water cylinder and shelving.

BEDROOM 1:

Window to front, single radiator, coved ceiling, power points.

BEDROOM 2:

Window to rear, single radiator, power points.

BEDROOM 3:

Window to front, single radiator, built-in cupboards, power points.

BATHROOM:

Re-fitted with a white suite comprising of a panelled shower bath with mixer tap and wall mounted plumbed in power shower, counter sunk wash hand basin with mixer tap and cupboards beneath, low level WC. Tiling to walls and floor, towel rail/radiator, ceiling downlights, extractor fan. Two windows to rear.

OUTSIDE REAR:

Paved patio area leading to the garden being mainly laid to lawn with well stocked flower and shrub borders, several mature trees, outside tap, side access to front. Fenced for privacy and seduction.

OUTSIDE FRONT:

Open plan garden being mainly laid to lawn, several shrubs and plants. Driveway to the property's entrance and garage which has both an up and over door and an adjacent personal door, internal power, light, meters, wall mounted gas fired boiler, fitted worktop with space beneath for washing machine and tumble dryer. Personal door to kitchen.



SITUATION:

Pembury is a village with an active community and close enough to make full use of all the facilities in Tunbridge Wells. This home is set in a sought after cul-de-sac of detached, three, four and five bedroom houses, popular with families as it is within walking distance of the well regarded primary school. Pembury village caters for every day needs including a chemist, doctors surgery, library, newsagent with post office counter, public houses, restaurants, Notcutts Garden Centre and coffee shop, hairdressers, churches, farm shop and local convenience store as well as Tesco's supermarket and Morrisons. The Tunbridge Wells at Pembury Hospital is on the periphery of the village, there are walks through woodland and orchards around the village and a superb recreational ground. The recreational ground has play areas for children of all ages including a basketball court, tennis courts and skate park and for the adults outside gym and a bowls club. There is also an active cricket and football club within the village. Tunbridge Wells and Tonbridge are approximately 3.7 and 6.2 miles distance respectively, both offering a wider range of shopping, recreational and educational facilities including grammar schools. Tunbridge Wells, Tonbridge and Paddock Wood all have main line stations with commuter trains to London in under an hour and a commuter coach service is available in the village. By road the recently improved A21 is close by giving access to the M25 and all the major motorway networks and there is a regular bus service to the local areas.

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

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

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 contained. 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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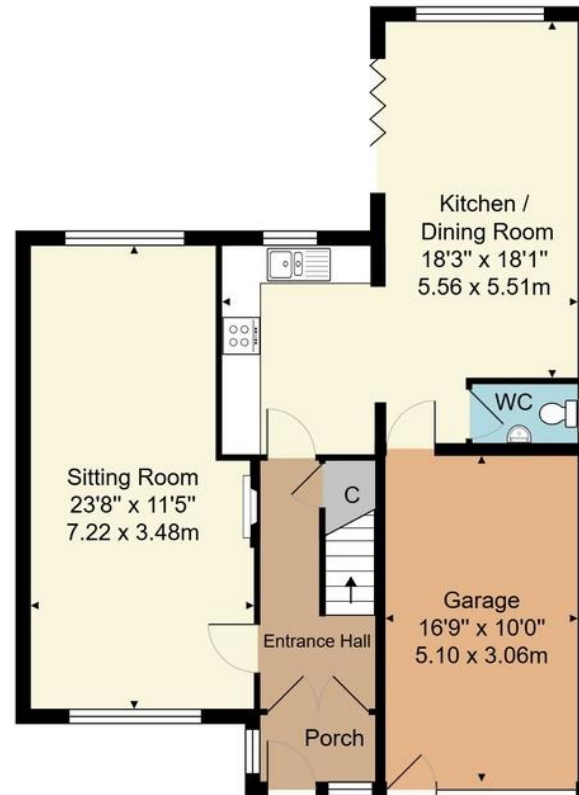
Email: tunbridgewells@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

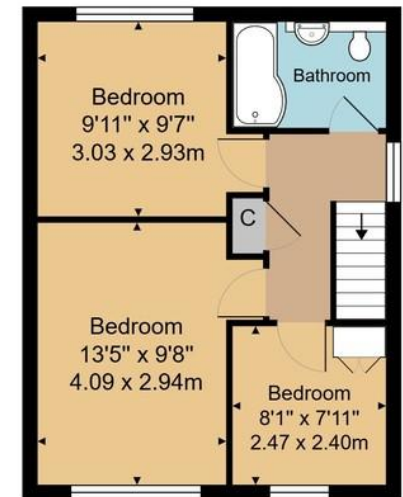
www.woodandpilcher.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1259 ft² ... 116.9 m²
(Includes Garage)

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.