



LOWER GREEN ROAD
PEMBURY, TUNBRIDGE WELLS - £550,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

35 Lower Green Road

Pembury, Tunbridge Wells, TN2 4DZ

Entrance Porch - Entrance Hall - Sitting Room With Focal Point Fireplace - Spacious Kitchen/Dining Room With Oven & Hob - Separate Utility Room - Two Double Bedrooms - Bedroom Three/Study With French Doors Connecting To Double Glazed Conservatory - Shower Room Configured As A Wet Room With Shower - 0.22 Acre Plot With Mature Front & Rear Gardens - Ample Off Road Parking - Part Integral Garage - Double Glazing - Gas Central Heating Via Radiators - Sought After Village Location - No Forward Chain

Set within a level 0.22 acre plot is this 1930's built two/three bedroom detached bungalow offering considerable scope for extension within the gardens or loft space, subject to obtaining the necessary planning consents. At present the property's well proportioned accommodation includes a separate sitting room, good sized kitchen/dining room, two double bedrooms with the third bedroom being currently used as an office as it has French doors which connect to the double glazed conservatory which in turn opens onto the rear garden. Other features include double glazing, gas central heating via radiators and plenty of off road parking to include a part integral garage. Properties within this particular part of Pembury, being close to the local playing fields, school and village centre, are always extremely sought after and an early viewing appointment is strongly recommended.

The accommodation comprises. Double glazed door and windows to:

ENTRANCE PORCH:

Pine panelled ceiling, wall lighting, part glazed door to:

ENTRANCE HALL:

Wood effect flooring, single radiator, electric meter cupboard, central heating thermostat, power point, built-in airing cupboard containing the hot water cylinder with shelving above, access to loft space.



SITTING ROOM:

Coved ceiling, single radiator, power points, wall lighting. Stone focal point fireplace. Window to front.

KITCHEN/DINING ROOM:

Fitted with a range of wall and base units with work surfaces over. Stainless steel single drainer sink unit with mixer tap. Fitted gas hob with filter hood above, eye-level electric oven. Tiling adjacent to worktops, ceiling downlights, power points, under cupboard lighting. Wood panelled walls to dado rail height, wood effect flooring, single radiator. Windows to both front and rear with stable door leading to the rear garden and latch door connecting to:

UTILITY ROOM:

Space for washing machine, tumble dryer and dishwasher. Wall mounted 'Alpha' gas fired boiler, power and light.

BEDROOM 1:

Window to rear overlooking the garden, wood effect flooring, radiator, power points.

BEDROOM 2:

Window to side, radiator, power points.

BEDROOM 3/STUDY:

Radiator, coved ceiling, power points. Double glazed French doors connect to:

CONSERVATORY:

Double glazed windows and doors, fitted roof and window blinds, tiled floor, radiator.

SHOWER ROOM:

This has been fitted as a wet room and includes a wash hand basin, shower area with fitted electric 'Mira' shower, low level WC. Some wall tiling, single radiator, coved ceiling, extractor fan. Window to side

OUTSIDE REAR:

A large level rear garden includes areas of patio and pathways leading to the rear and sides. The garden is mainly lawned with mature shrubs and plants to borders. Side access to front via wide wooden gate, two useful timber built stores/workshop.

OUTSIDE FRONT:

A good sized garden with path to the property's entrance and driveway providing off road parking leading to the property's partially integral garage with up and over door, power and light, gas 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

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

Planning Permission - Building has started for 9 new homes to the rear of the property

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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TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 1086 ft² ... 100.9 m² (excluding 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.