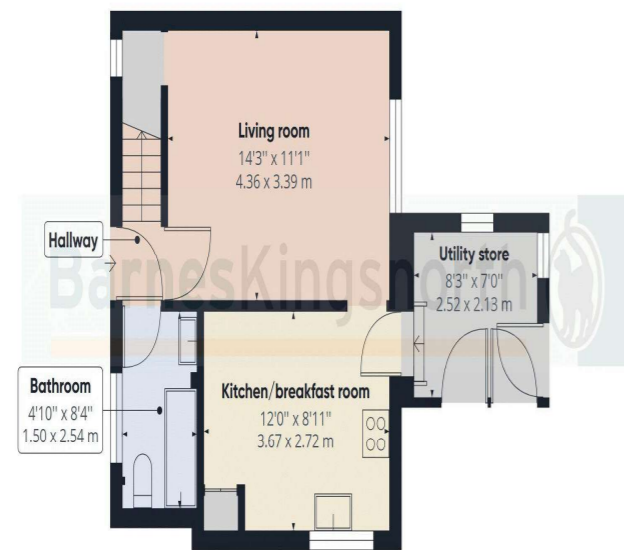
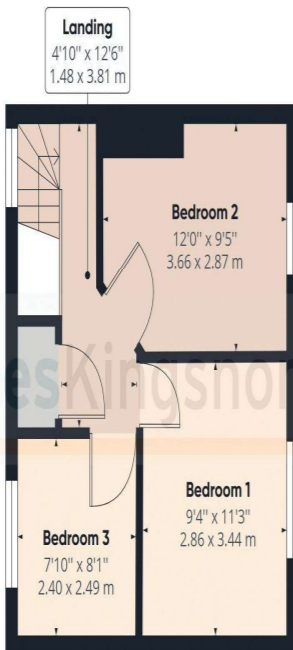


**Barnes Kingsnorth offices at:**  
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# BarnesKingsnorth



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

733.80 ft<sup>2</sup>

68.17 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**AGENT'S NOTE:** Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



**Sandhurst Avenue, Pembury, Tunbridge Wells, Kent, TN2 4JZ**

**£420,000 Freehold**

Viewings strictly by appointment with the agent

Tel: 01892 822880

[www.bkestateagents.com](http://www.bkestateagents.com)



1



3



1

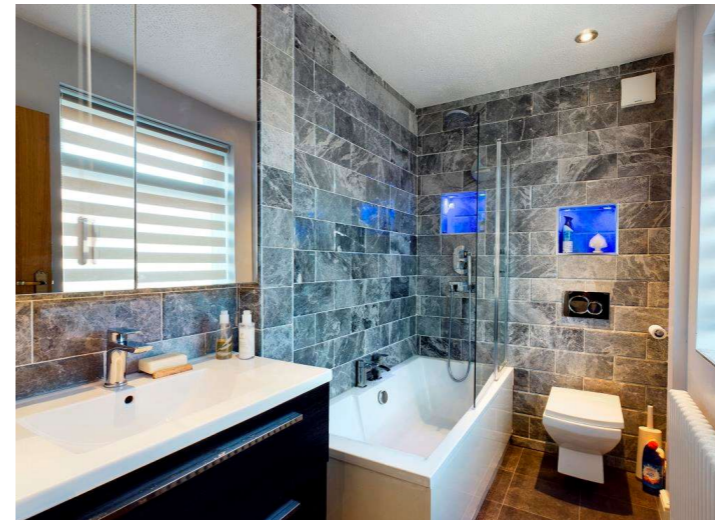
### THE PROPERTY

This semi-detached house offers neatly presented accommodation that is ready to move straight in but also the potential to extend too! With planning potential to create a two storey extension there will certainly be room for a growing family! On the ground floor there is a neutrally decorated sitting room with recessed lighting and space for plenty of comfy seating. Door to the kitchen/diner which is well fitted with a range of crisp white units and dark worktops, the kitchen includes a fitted electric under oven, gas hob & extractor along with space for a washing machine and family sized fridge/freezer. A most useful utility/lobby provides for all that outdoor gear and with door directly to the garden, is ideal for muddy boots & paws! A stylish & contemporary bathroom completes the ground floor picture. Upstairs you will find a light & airy landing with airing cupboard and 3 good size bedrooms.

### OUTSIDE

Off road parking is no problem here as the driveway stretches along the side of the property to the detached double garage (measuring 19'6 x 9'6 opening to 11'10 x 16'7) at the end of the garden and offers space for about 6 vehicles. At the front there is an area of lawn, small shrubs and pathway to the front door. The rear garden is laid mainly to lawn with small area of patio, a workshop and a greenhouse too. There is room for the children or pets to play and scope to 'grow your own' for the budding gardener.

**Agents Note:** The current owners have planning permission for a two-storey rear extension which expired in December 2023.



### THE LOCAL AREA

The property is set in a popular cul-de-sac at the top of the village, with a fairly level walk to the post office convenience store, hairdressers, newsagent, chemist, Tesco, Morrisons, church and public houses. There is a bus stop at the end of the road, servicing the local area and access to the A21 is nearby. Pembury village caters for everyday needs including a farm shop, Notcutts garden centre, doctors surgery, library and well-regarded primary school, as well as the Tunbridge Wells at Pembury Hospital, on the periphery of the village. Tunbridge Wells and Tonbridge are approximately 3.3 and 8 miles distant respectively, both offering a wide range of shopping, recreational and educational facilities, including grammar schools and an extensive choice of restaurants and coffee shops. Tunbridge Wells, Tonbridge and Paddock Wood all have mainline stations with commuter trains to London in under an hour and a commuter coach service also runs from the village itself. By road, the A21 is close by giving access to the M25 and all the major motorway networks.

### ROUTE TO VIEW

From our office in Pembury, turn left and proceed past The Green and through the traffic lights into Hastings Road. Turn left at Bo-Peep Corner into Henwood Green Road and across into Sandhurst Avenue. Follow the road round to the left where the property will be found & denoted by our For Sale board.

*PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.*

**Energy Efficiency Rating: D**  
**Council Tax Band: D**

Ref: P887 / 320111V1LE

