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BarnesKingsnorth



**The Pines, Henwood Green Road, Pembury,
Tunbridge Wells, Kent, TN2 4LW**

Guide Price: £425,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01892 822880
www.bkestateagents.com



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THE PROPERTY

If you want a property, you can move straight into then look no further! This delightful, unique detached chalet cottage style home offers well presented and well maintained accommodation, no paintbrushes required! Set within an exclusive gated area in a popular residential road this charming house ticks all the boxes. Entrance door to the front leads you into the entrance hall with laminate flooring and handy downstairs cloakroom. The fully fitted stylish kitchen is well equipped with all appliances close to hand and offers ample storage and working space to create those culinary delights! There is a through living/dining room bright and spacious, lots of room for comfy seating plus a more formal dining area. Double glazed double doors lead out onto the patio and the fully enclosed rear garden beyond. Stairs lead up to the first floor where you will find the primary bedroom, a through room with aspects to both the front and rear of the property. There is a second bedroom plus modern and stylish family bathroom, fitted with crisp white suite, bath with shower over, basin and WC. The property has gas central heating and is being sold with the benefit of NO ONWARD CHAIN.

OUTSIDE

This property offers those two all-important off-road parking spaces providing peace of mind for secure parking when you leave the car at home. A side gate leads to the fully enclosed rear garden which includes an area of law and shrubs perfect to exercise those green fingers and if you want to just sit and enjoy the peace and quiet, a patio area. There is an outside tap and outside lighting and a garden shed which is also included.

THE LOCAL AREA

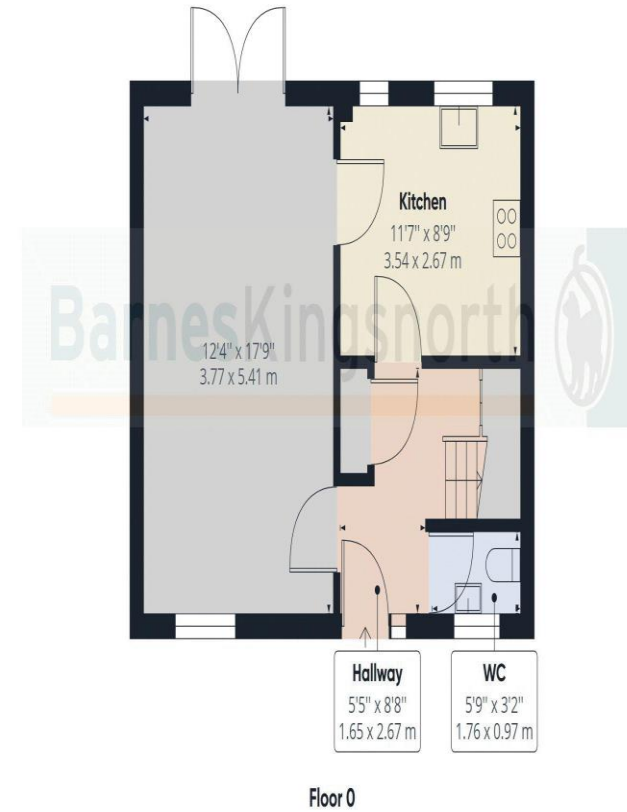
Pembury is a village with an active community and close enough to make full use of all the facilities in Tunbridge Wells. This delightful property is set in a popular road with a mixture of property styles. It is within walking distance of the well-regarded primary school and local amenities. Pembury caters for everyday needs with a chemist, newsagent, public houses, eateries, farm shop, hairdressers, Post Office, churches, vets, Tesco supermarket and Notcutts being nearby. The recreation ground has play areas for children of all ages, including a basketball court and skate park, outside gym and a bowls club. There is also a cricket club and football club. The Tunbridge Wells at Pembury Hospital is on the periphery of the village. Tunbridge Wells and Tonbridge are approximately 3.3 and 6.5 miles distant respectively, both offering a wide range of shopping, recreational and educational facilities, including grammar schools. Tunbridge Wells, Tonbridge and Paddock Wood all have mainline stations with commuter trains to London in under an hour. By road the 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 area.

PLEASE NOTE: In accordance with Money Laundering Regulations, we are 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 customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: C

Council Tax Band: D

Ref: P898/329032/GGV2



Approximate total area⁽¹⁾

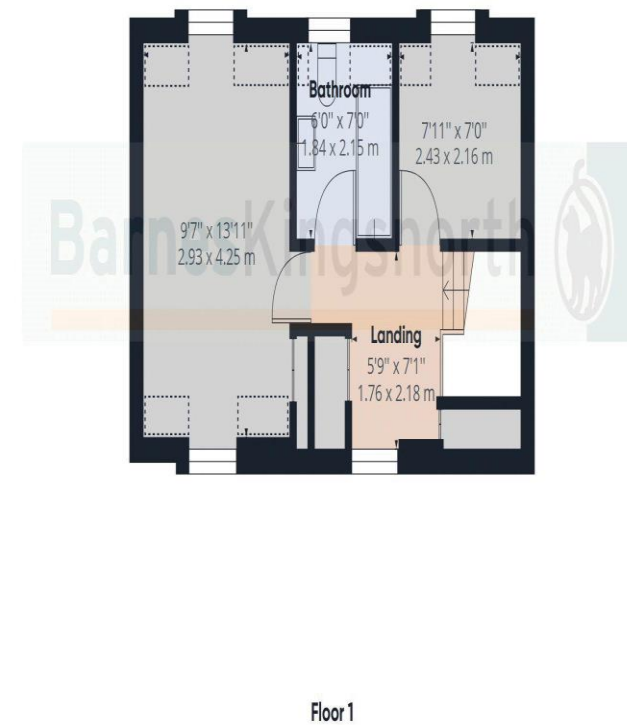
737.45 ft²

68.51 m²

Reduced headroom

29.44 ft²

2.74 m²



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

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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.