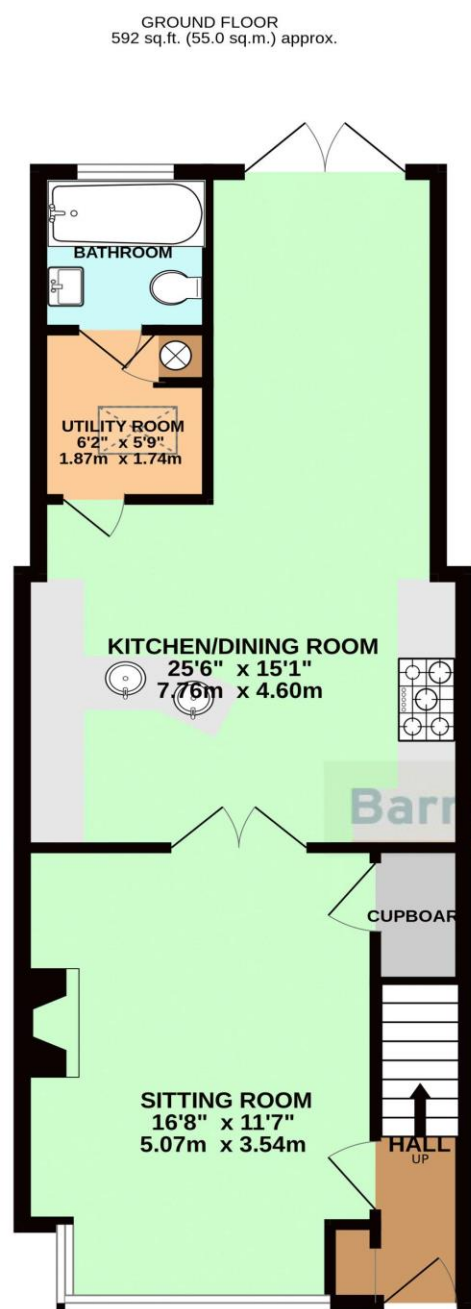


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

Barnes Kingsnorth



CANTERBURY ROAD PEMBURY
 TOTAL FLOOR AREA: 950 sq.ft. (88.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Canterbury Road, Pembury, Tunbridge Wells, Kent, TN2 4JT

£398,500 Freehold

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

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.



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3



2

THE PROPERTY

Settle straight into this charming home in the heart of the sought after village of Pembury, brilliantly positioned for convenience. Deceptively spacious this beautifully decorated family home with its open plan design still manages to retain that 'cosy cottage' feel. Steps lead up to the entrance door which leads into entrance hall with door leading to the bright and spacious sitting room. A feature brick chimney breast with open fire provides a pleasing focal point and there is plenty of space for comfy seating here. Double doors lead through to the stylish kitchen/dining room. A neutrally decorated contemporary kitchen provides that all important work and storage space to create those culinary delights. Keep an eye on the homework being carried out in the dining area whilst you cook and having the separate space to gather around the dining table for the evening meal will certainly appeal to young families. Keep all the family laundry tucked away in the handy utility room fitted with an extensive range of cupboards and drawers. A door leads through into the smart family bathroom fitted with crisp white suite and over the bath shower. Stairs from the hall lead up to the first floor where you will find the primary bedroom which has the benefit of its own en-suite wet room. Across the landing you will find two further bedrooms.

OUTSIDE

There is a neat, easy-care area of garden to the front. The rear garden is generous in size and has an extensive area of lawn perfect for young children to let off steam or for the budding horticulturist to exercise those green fingers! A delightful area of paved patio with built-in seating is the perfect space to enjoy a relaxing glass of wine after a busy day and really finishes off this charming property.



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. Pembury caters for everyday needs including a well-regarded primary school, doctor's surgery, library, chemist, newsagent, public houses, eateries, farm shop, Notcutts garden centre and coffee shop, hairdressers, vets, Post Office, churches, Tesco and Morrisons supermarkets. 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 recreation ground which has play areas for children of all ages, a basketball court and a skate park. Pembury has a bowls club, cricket club and a football club within the village as well as a very well supported U3A. Tunbridge Wells and Tonbridge are approximately 3.2 and 5.6 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 and a commuter coach service is available in the village. 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 surrounding areas.

ROUTE TO VIEW

From our office in Pembury High Street, turn left and continue along the High Street, through the traffic lights into Hastings Road. Continue past the King William IV public house and take the next turning on the left into Canterbury Road. The property will be found on the left-hand side.

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 purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: C

Ref: P911/329090/V1

