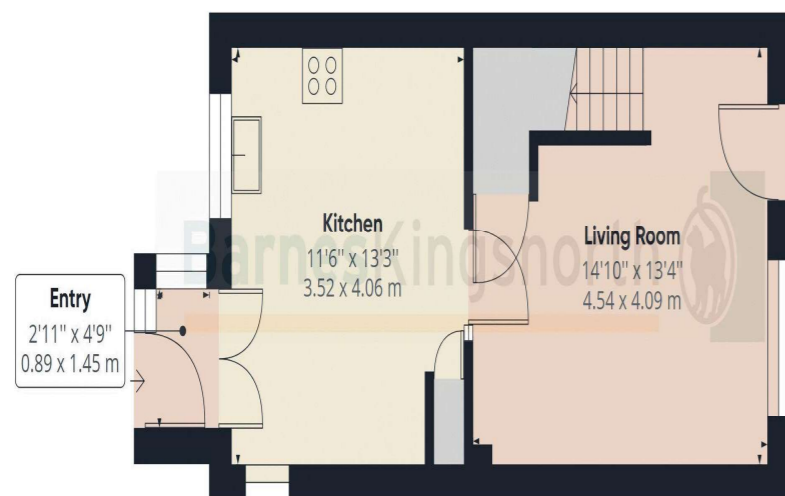
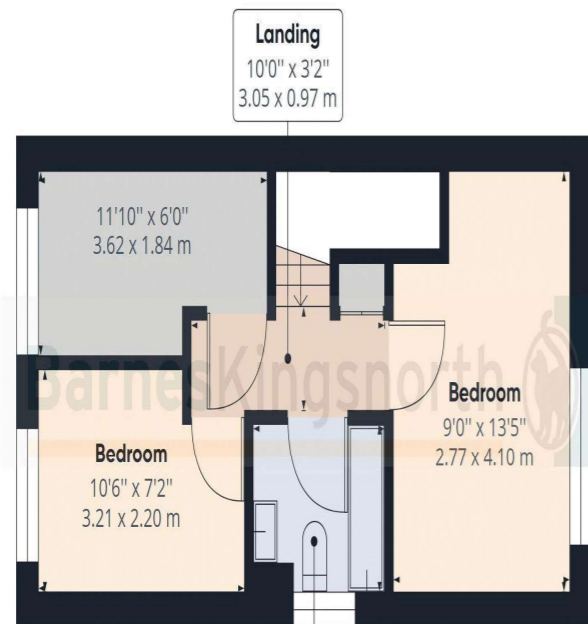


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



Floor 0



Floor 1



Approximate total area⁽¹⁾

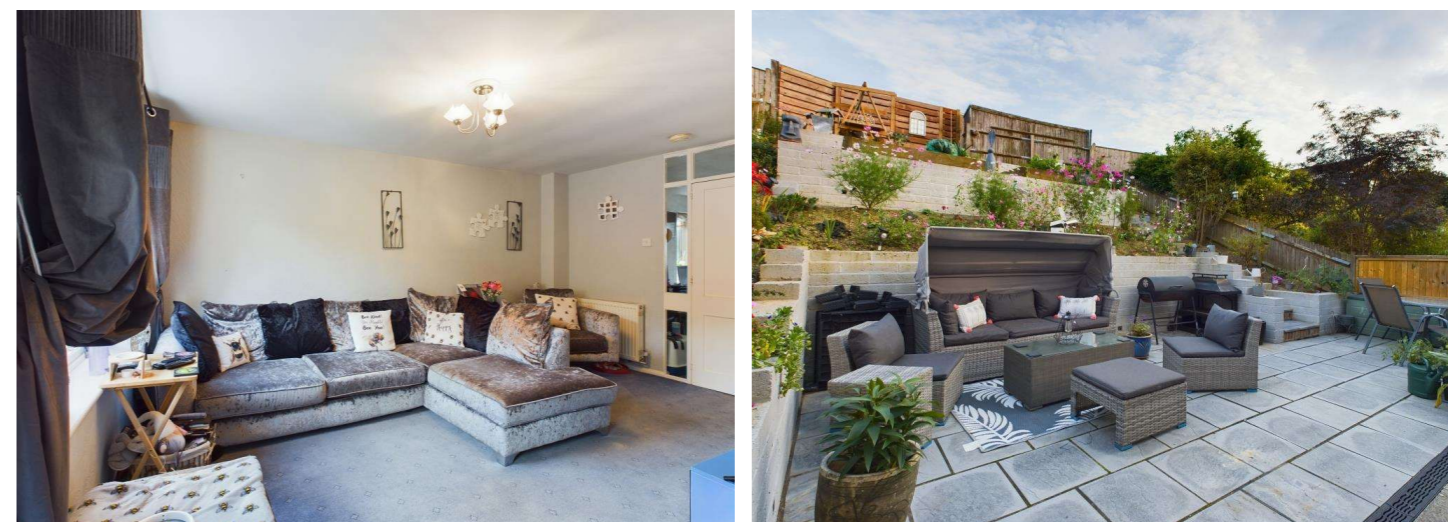
699.90 ft²

65.02 m²

(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



Batchelors, Pembury, Tunbridge Wells, Kent, TN2 4ED

£385,000 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.



1



3



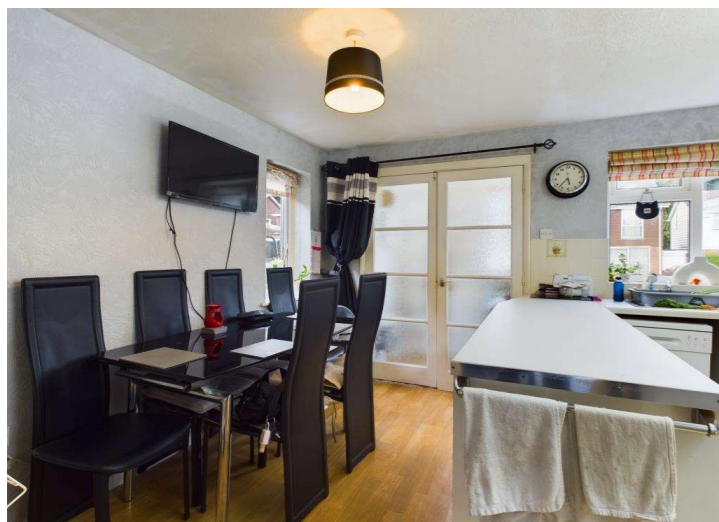
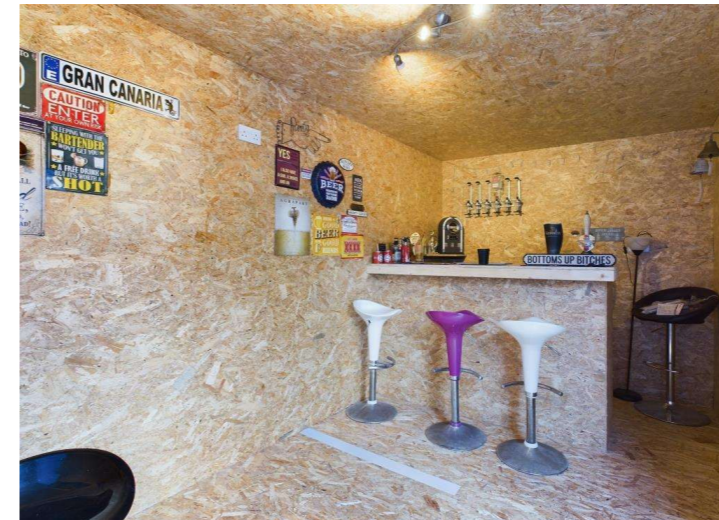
1

THE PROPERTY

Take a look at this light & bright, semi-detached property which offers well-proportioned accommodation that you can style and make your own. The front door leads into a handy porch for your coats & shoes and this opens into the kitchen/dining room. A spacious room, comprehensively fitted with plenty of storage & worktops and space for the usual array of appliances. There is room for a family sized dining table and a full height cupboard takes care of the mops & brooms! The sitting room has a large under stairs cupboard with both door and window to the rear garden. There is plenty of room for comfy seating whilst you keep an eye on the children or pets at play. To the first floor there are 3 bedrooms (1 double & 2 singles) along with the family bathroom. On the landing there is a large built-in storage cupboard and access to the loft.

OUTSIDE

Set back with driveway parking for a couple of cars as well as an attached garage with light & power connected. The rear garden has been completely landscaped with large area of patio, ideal for 'al fresco' entertaining and relaxing in the southerly aspect. There is a studio/office ideal for working from home or entertaining. Creatively landscaped the terracing makes the most of the garden topography and the planters & borders are ideal for attractive shrubs, herbs and growing your own veg! A top gravelled terrace completes the picture.



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 home is conveniently set within walking distance of the village school. Pembury caters for everyday needs including a well-regarded primary school, doctor's surgery, library, chemist, newsagent with Post Office counter, public houses, eateries, farm shop, churches, vets and a petrol station. The Tunbridge Wells at Pembury Hospital, Notcutts and a Tesco supermarket is also on the periphery of the village. There are walks through woodland and orchards around the village and a superb recreation ground is just a short walk away. Along with play areas for children of all ages, there is a cricket club, football club and bowls club for adults and a very well supported U3A. Tunbridge Wells and Tonbridge are approximately 2.8 and 5.3 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, turn left and left again into Lower Green Road. Proceed along and take the 6th right hand turning into Beagles Wood Road and left into Batchelors. The property will be found on the right-hand side as denoted by our For Sale board.

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: D

Council Tax Band: D

Ref: P913/320103/V2

