

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



TOTAL FLOOR AREA: 1843 sq.ft. (171.2 sq.m.) approx.

LOWER GREEN ROAD PEMBURY



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.
 Made with Metropix ©2023

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.

**Lower Green Road, Pembury,
 Tunbridge Wells, Kent, TN2 4EE**

£595,000 Freehold

Viewings strictly by appointment with the agent

Tel: 01892 822880

www.bkestateagents.com



2



3



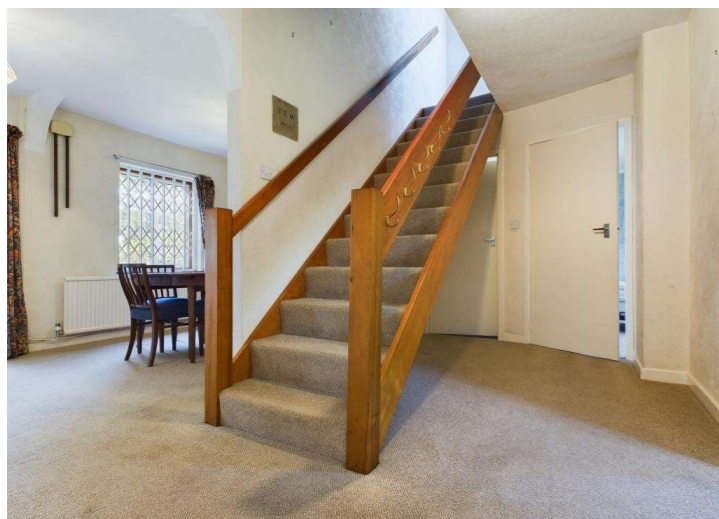
1

THE PROPERTY

Built in 1959 and in the same family ownership since then, this much loved, Chalet Bungalow is now ready and waiting for new owners. The property offers spacious & versatile accommodation but also the potential to adapt and create further bedrooms/bathroom on the first floor subject to the necessary regulations. Entrance porch into a light & airy dining hall with wide opening into a central hall with rooms radiating off and a useful storage cupboard. The sitting room is a good size and enjoys aspect to the front. The large kitchen/breakfast room has fitted units & worktops along with a cooker and washing machine included. Ripe and ready for a makeover it definitely offers the potential to be that dream kitchen you have always wanted! Two double bedrooms and a family bathroom complete the ground floor accommodation. Stairs to the first floor where you will find a further bedroom together with dressing room/study. In addition, there is a huge loft storage area just waiting to become that Guest Suite/Teenager quarters or even that perfect Hobbies room! The property has gas heating & double glazing and is being sold with NO ONWARD CHAIN.

OUTSIDE

Set well back from the road, this individual property has a wide frontage with established shrubs and plenty of driveway parking. Side gate to car port and access to detached garage, workshop and the rear garden. Fully enclosed the garden will certainly appeal whether you require lawn and space for the children & pets to play or are a keen gardener and want to create your own idyll.



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 set in a highly desirable and prominent location and within walking distance of most of the village amenities. 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, hairdressers, 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. The recreation ground has play areas for children of all ages, including a basketball court and skate park and for the adults, outside gym equipment, tennis court and a bowls club. There is also a cricket club and football club as well as 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 the High Street, turn left and left again at the green, into Lower Green Road. Proceed down the road and the property will be found further along on the right-hand side.

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: E

Ref: P912/329021/V3

