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# Barnes Kingsnorth



**Henwood Green Road, Pembury, Tunbridge Wells, Kent,  
TN2 4LR**

**£400,000 Freehold**

Viewings strictly by appointment with the agent  
Tel: 01892 822880  
[www.bkestateagents.com](http://www.bkestateagents.com)



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### THE PROPERTY

A real sense of character at this charming end of terrace cottage brilliantly positioned for the heart of the village. Move straight in and settle into this delightful home with its bright and spacious accommodation and many period features. The front door leads into the light and airy sitting room which retains a sense of cottage cosiness with its open fire and provides ample space for comfy seating. A door takes you through into the modern kitchen/dining room with plenty of worktop and storage space for those baking afternoons and for entertaining and includes the gas hob and electric oven. Vinyl flooring offers an easy care and stylish finish. Stairs lead up to the first floor where Bedroom One (double) to the front of the property has a feature cast iron fireplace. There is a study/playroom/nursery to the rear of the property allowing access to the second floor where Bedroom Two (double) is located. To the first floor you will find the modern family bathroom with crisp white suite, basin, bath and WC.

### OUTSIDE

This delightful property has the added bonus of a large parking area to the side which offers space for three to four cars. There is a right of way for neighbouring properties to the rear and a coded access gate to the generous and fully enclosed rear garden. Currently with large lawn area, perfect for the little ones to let off steam or a great opportunity to let your creative side and green fingers take over! The good size summerhouse/studio is included too. If you're looking for a home to move straight into conveniently placed for village life and with both character and space then this delightful home should definitely feature on your 'to view' list!

### 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 within a popular area of the village with bus stops nearby and allotments across the road. Pembury caters for everyday needs. The Tunbridge Wells at Pembury hospital and Notcutts Garden Centre is on the periphery of the village. The recreation ground has play areas for children of all ages, a skate park, along with basketball court, bowls, cricket and football clubs and a well supported U3A group. Tunbridge Wells and Tonbridge are approximately 3.3 and 5.4 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 as well as a commuter coach service running from the village itself. By road the A21 is close by, giving access to the M25 and all the major motorway networkds and there is a regular bus service to the local area.

### ROUTE TO VIEW

From our office in Pembury, turn left to the traffic lights, turn left into Lower Green Road, continue along turning right into Romford Road, at the junction turn left into Henwood Green Road where the property will be found on the right hand side.

*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.*

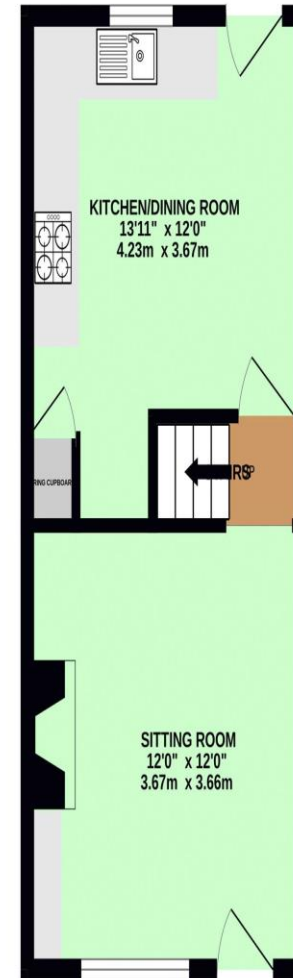
**Energy Efficiency Rating: D**

**Council Tax Band: C**

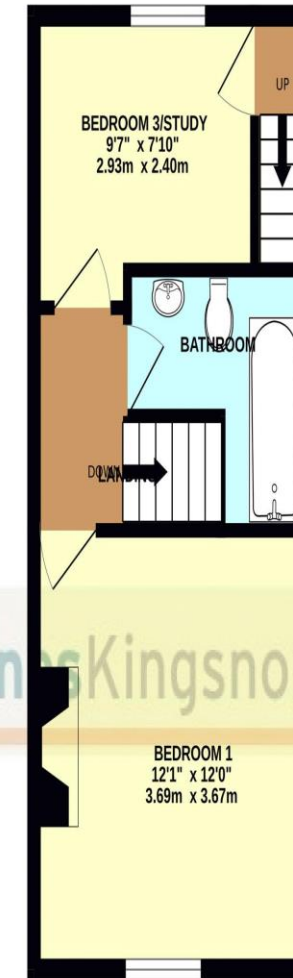
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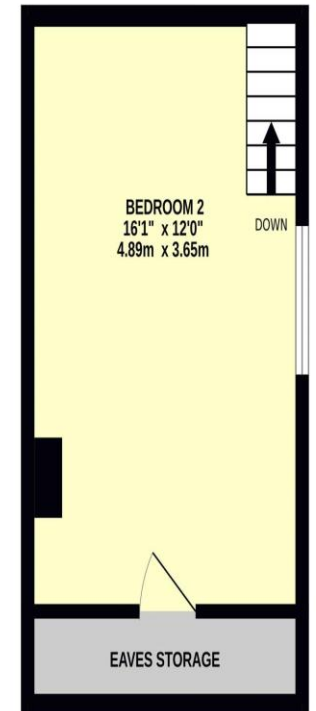
GROUND FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



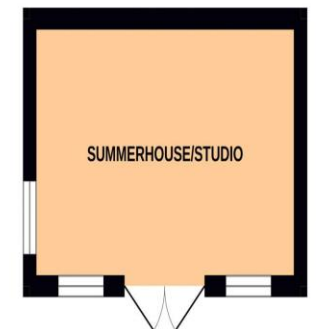
1ST FLOOR  
303 sq.ft. (28.1 sq.m.) approx.



2ND FLOOR  
221 sq.ft. (20.6 sq.m.) approx.



SUMMERHOUSE/STUDIO  
86 sq.ft. (8.0 sq.m.) approx.



HENWARD GREEN ROAD PEMBURY

TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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**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.