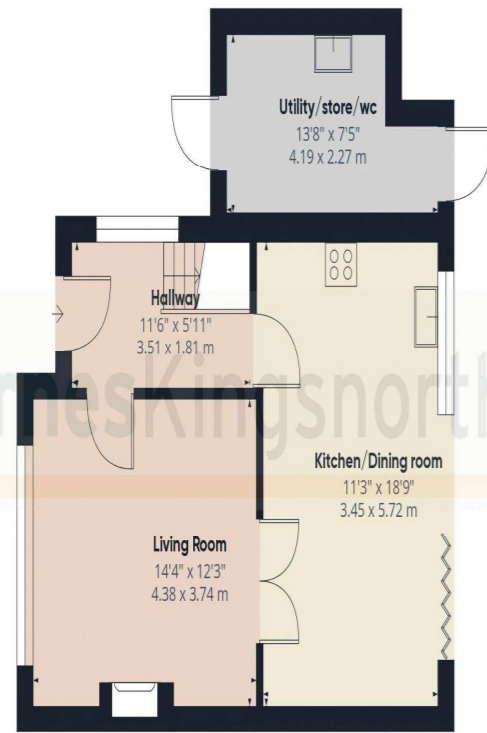
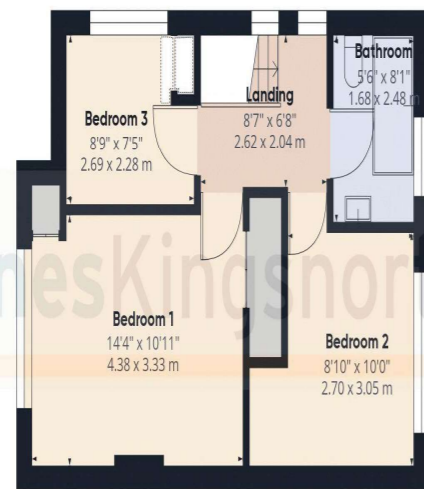


**Barnes Kingsnorth offices at:**  
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# BarnesKingsnorth



Floor 0



Floor 1



Approximate total area<sup>m</sup>

994.81 ft<sup>2</sup>  
92.42 m<sup>2</sup>

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



**Greenleas, Pembury, Tunbridge Wells, Kent, TN2 4NS**

**£600,000 Freehold**

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

Barnes Kingsnorth are delighted to bring to the market this beautifully presented property offering flexible layout to suit family living and boasting well proportioned and stylishly decorated family accommodation. The superb location is perfect for local schools and amenities. The front door leads into a spacious hallway with hardwearing wood flooring. A door opens into the bright and spacious living room boasting the original herringbone wood flooring and feature marble fireplace with multi-fuel burning stove. Adjoining the living room and approached through double glazed doors is the luxury open plan kitchen/dining area. Well planned with ample stylish grey wall and base units and quartz worktops providing that all important space to create those culinary delights, the deep butler sink and the breakfast bar will certainly appeal to the busy family plus all appliances are included here! Easily maintained porcelain tiled flooring including under-floor heating flows throughout the whole area and spills outside through the bi-fold doors and into the patio, bringing the outside in and perfect for entertaining. There is a separate dining area with a feature exposed natural brick wall an excellent space to bring the family together over the evening meal or to supervise homework! Stairs from the hall lead up to the first floor where you will find the three good size and well presented bedrooms plus the contemporary family bathroom fitted with white suite with 'P' shaped bath and shower over. Once again easy care flooring has been fitted designed with the busy family in mind. If you're looking for an immaculate and well-planned family home in sought after residential location then this superb property, being sold with the benefit of NO ONWARD CHAIN, will certainly tick all the boxes!

### OUTSIDE

This property has the benefit of a useful utility/storeroom accessed from the rear garden which houses the gas boiler and has a recess with a handy WC and basin. The front garden has a neat lawned area and a block paved drive with ample off road parking for up to four cars. To the rear there is a generous and stylish patio with smart and contemporary porcelain slabs which has built in seating and steps up to a predominantly lawned area with brick path leading to spacious office/outside studio, fitted with light, power and internet connection.



### 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 popular residential road. 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 supermarket and Morrisons. 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, including a basketball court and skate park. For the adults, there is outside gym equipment and bowls club and there is also a cricket club and 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 offices in Pembury proceed along the High Street turning right into Woodhill Park, take the first turning on the right into Greenleas and the property will be found a short distance along on the right.

*PLEASE NOTE: In accordance with the 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 address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.*

**Energy Efficiency Rating: C**

**Council Tax Band: D**