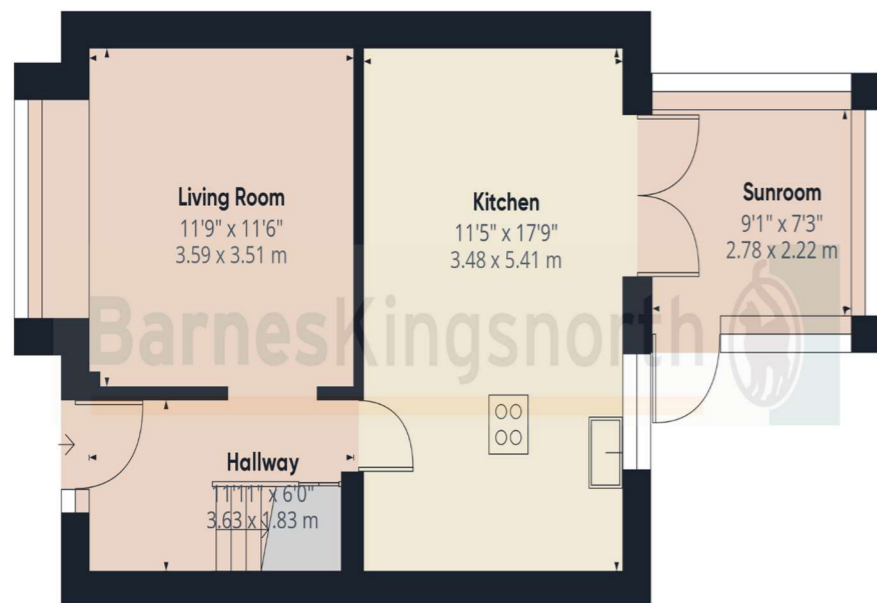
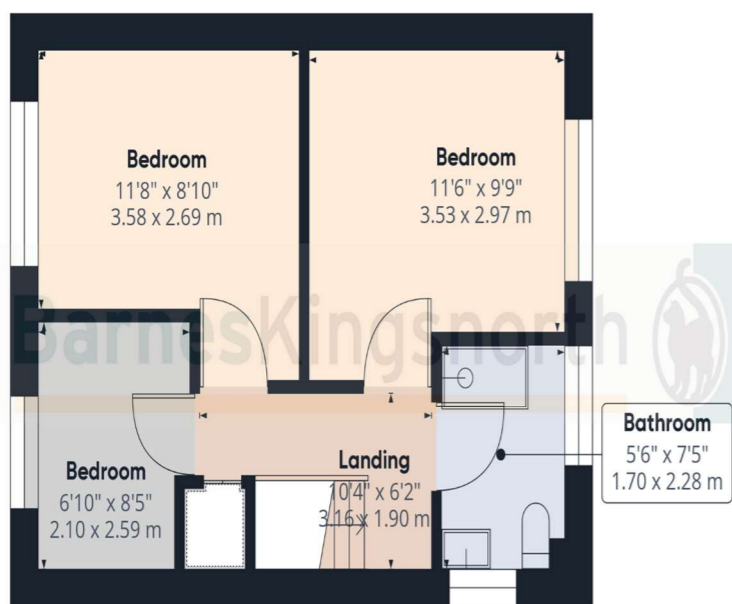


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

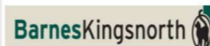
BarnesKingsnorth



Floor 0



Floor 1

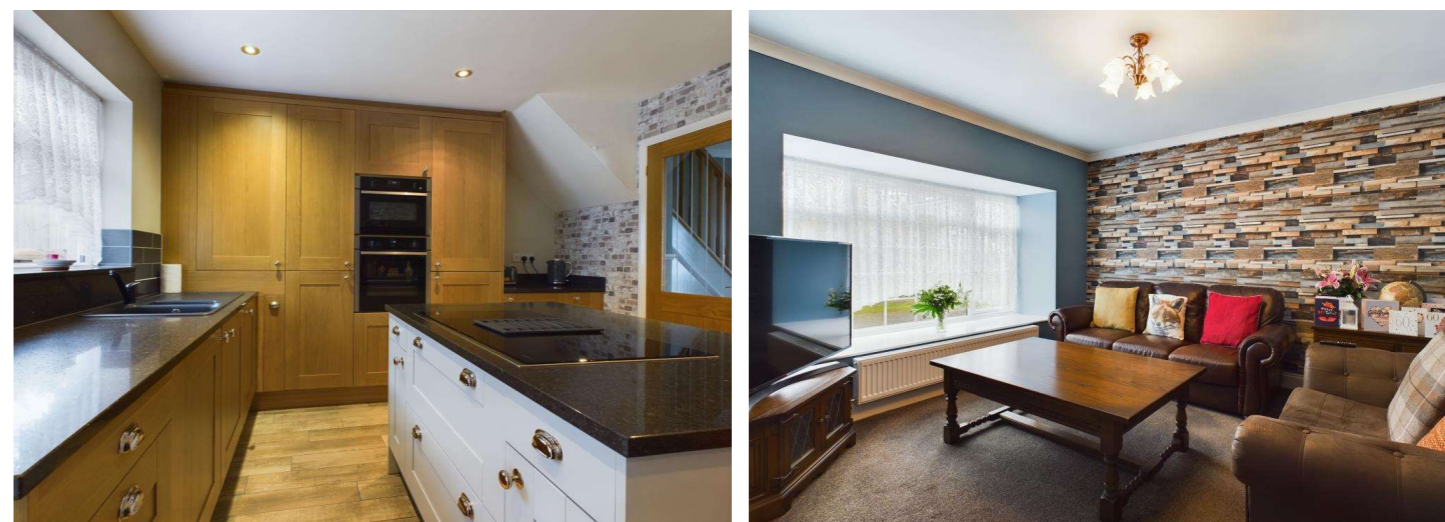


Approximate total area[†]
 897.11 ft²
 83.34 m²

[†] 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



Beagles Wood Road, Pembury, Kent, TN2 4HZ

£415,000 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

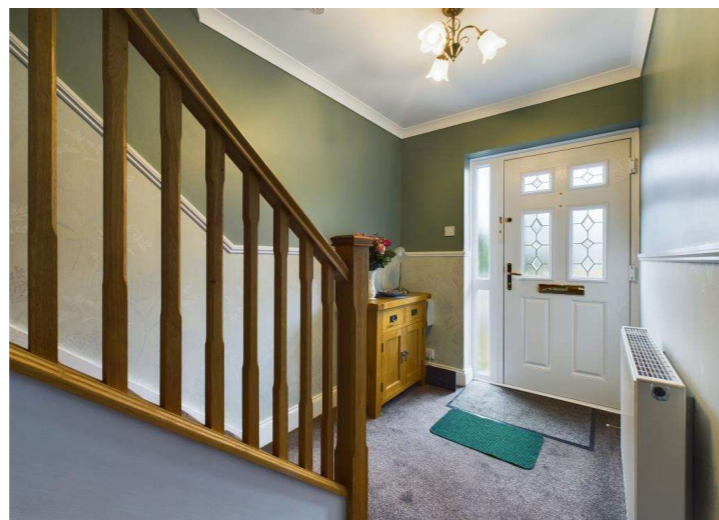
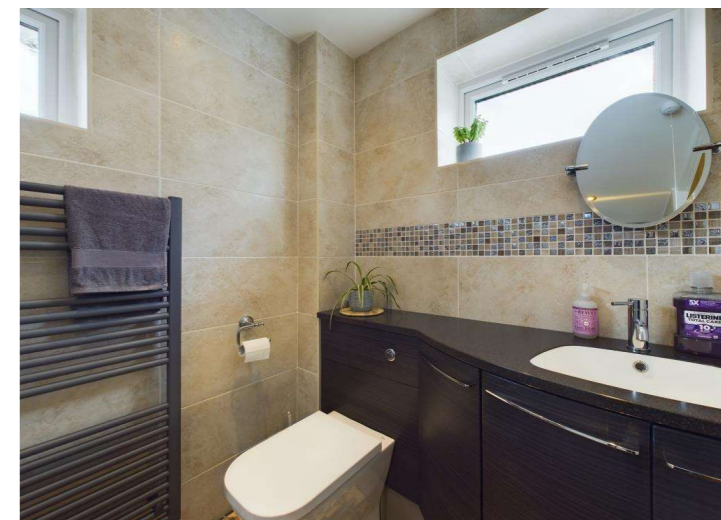
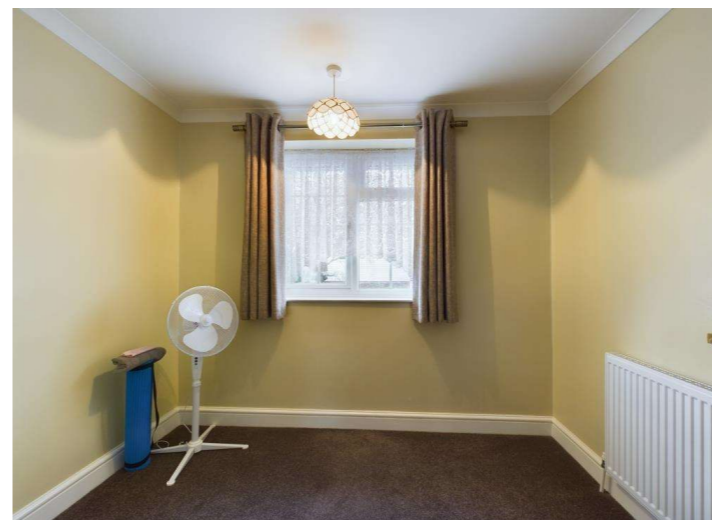
THE PROPERTY

Tucked away at the top of the cul-de-sac, this fantastic, completely renovated semi-detached house has light and bright decor throughout with well-proportioned rooms, providing generous accommodation. The welcoming, spacious hallway opens into the well appointed sitting room with large square bay window to the front of the property allowing lots of natural light to flood the room. The super sized kitchen diner to the rear is fitted with a bespoke oak cabinets and a stylish island unit. With integrated double oven & fridge freezer and electric hob, there plenty of space for a budding chef to prepare tasty dinners on the stunning black granite worktops! A solid roof conservatory with doors to the garden completes the picture downstairs. Upstairs, there are three bedrooms, two double and a single which could be a perfect office space for working from home. The family bathroom, with WC, built in sink with storage and a large walk-in shower has also recently been updated.

OUTSIDE

The front of the property features a paved parking area for one car. There is access to the garden to the rear via a side gate. The private rear garden has also been paved, making it the perfect low maintenance garden to be able to enjoy the outside in the summer. There is ample space for garden furniture, a BBQ and pots to brighten up the space or for that kitchen garden, if you so wish!

AGENT NOTES The property is double glazed and has gas central heating with the combi-boiler located in the kitchen.



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. Catering for everyday needs, including a chemist, newsagent, public houses, eateries, farm shop, Notcutts garden centre and coffee shop, hairdresser, post office, churches, Tesco supermarket and Co-op. The Tunbridge Wells at Pembury Hospital is on the periphery of the village. There is a superb recreation ground with 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 a football club within the village and very well supported U3A. Tunbridge Wells and Tonbridge are approximately 3.5 and 6.5 miles distant respectively, both offering a wide range of shopping, recreational and educational facilities, including grammar schools. Tunbridge Wells, High Brooms, 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 itself. 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.

ROUTE TO VIEW

From our office in Pembury, turn left and left again at The Green into Lower Green Road and take the fourth turning right into Romford Road. At the staggered crossroads, continue across into the second part of Romford Road and turn left into Beagles Wood Road. Follow the road down to the left and take the left turning to the left. Continue to the top of the road where you will find the property 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: D

