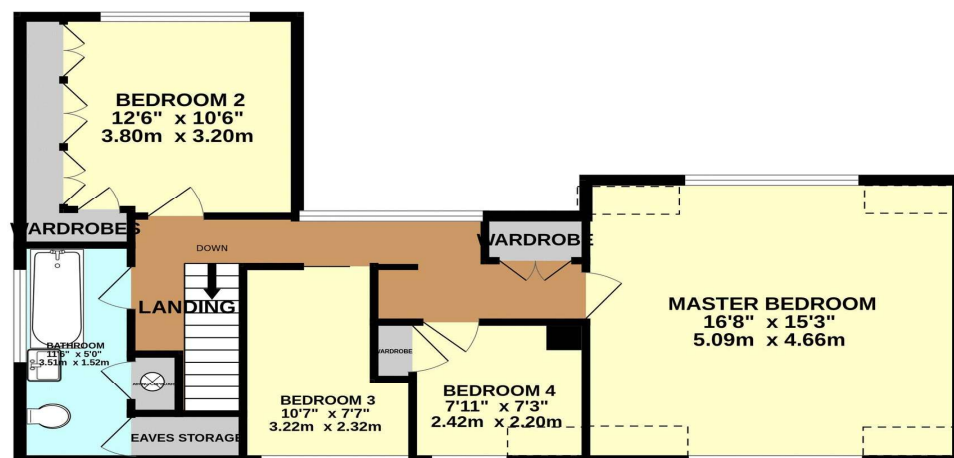


**Barnes Kingsnorth offices at:**  
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 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

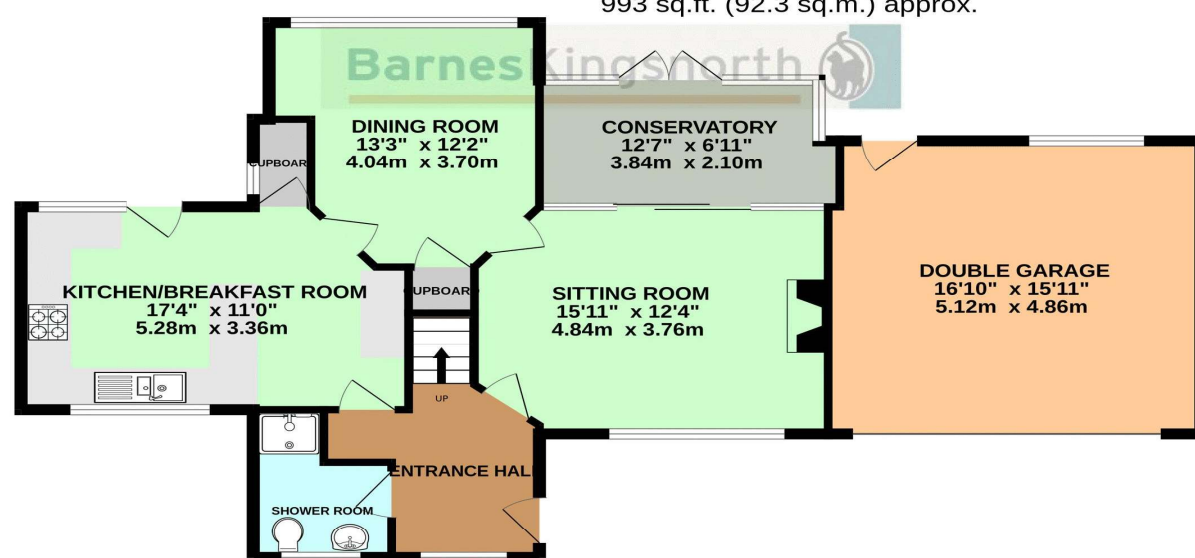
# BarnesKingsnorth



1ST FLOOR  
 726 sq.ft. (67.5 sq.m.) approx.



GROUND FLOOR  
 993 sq.ft. (92.3 sq.m.) approx.



HASTINGS ROAD PEMBURY

TOTAL FLOOR AREA : 1720 sq.ft. (159.8 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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**Hastings Road, Pembury, Tunbridge Wells, Kent, TN2 4PD**

**£999,950 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.





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## THE PROPERTY

Set back from the main road, in an enviable & elevated position, this wonderful and well loved, detached family home has lots to offer. Situated within walking distance of village amenities, the property offers plenty of space for a growing family and with large front and rear gardens, there is also potential to extend the house further. Welcomed into the light and bright entrance hall where a handy cloakroom with shower is conveniently placed. The well-appointed living room enjoys double aspect windows and feature fireplace along with doors which open into the sunny conservatory with patio doors out to the beautiful garden. The spacious kitchen also enjoys views to both front and rear gardens and is fully fitted with plenty of cupboards and worktop space and there is room for the full compliment of kitchen equipment. A handy breakfast bar is great for that morning coffee or breakfast on the go and the large storage cupboard housing the boiler a real bonus. Accessed from both the kitchen & sitting room, the dining room offers a great entertaining space and enjoys a large picture window overlooking the garden. Upstairs there are four bedrooms. The master is a great size, with plenty of space for wardrobes and a large bed. Again, the room benefits from double aspect windows over the front and rear gardens. The second bedroom enjoys space for a double bed and ample storage with the large floor to ceiling fitted wardrobe. The third and fourth bedrooms have plenty of room for a single bed. The fourth bedroom has a built-in wardrobe and the third bedroom has space for a wardrobe and drawers. The family bathroom with shower over bath, WC, sink and large cupboard completes the picture.

## OUTSIDE

The highlight of this home is the wonderful gardens. To the front, you access the property from a private driveway, which leads up to the ample parking to the front, and access to the large double garage, with plenty of space for parking your car. The front garden is laid to lawn, with beautiful well established hedges and planting. The garden wraps down the side of the property to the peaceful rear garden. Backing onto the church gardens behind, this private space is perfect for any budding gardener or for a family. Again, laid mainly to lawn with established trees and bushes, there is also a pond. This garden really is one to be seen to appreciate this beautiful space.

**Energy Efficiency Rating: D**

**Council Tax Band: F**



## 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 near the village centre. Pembury caters for everyday needs including a well-regarded primary school, doctor's surgery, library, chemist, newsagent, public houses, eateries, farm shop, Notcutts gardens 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 a 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 office in Pembury High Street, turn left and continue along the High Street, through the traffic lights into Hastings Road. The property will be found on the right-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)

