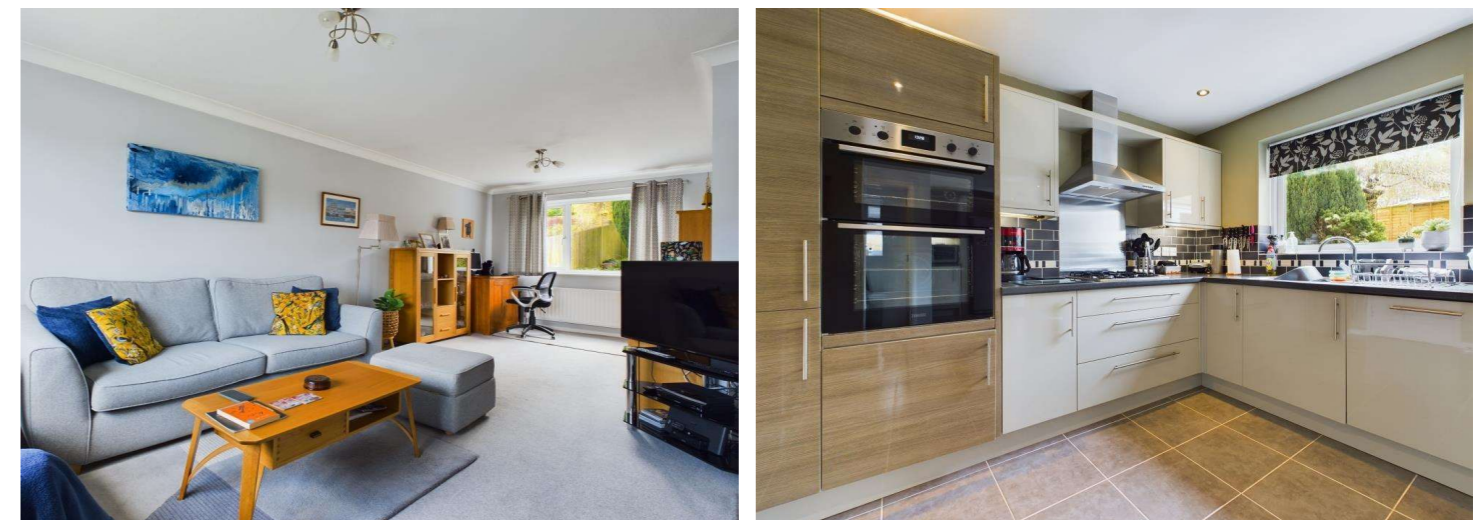


Barnes Kingsnorth offices at:
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BarnesKingsnorth



Herons Way, Pembury, Tunbridge Wells, Kent, TN2 4DW

£595,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01892 822880
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THE PROPERTY

This attractive, modern, link-detached, family home is lovely and light inside with a practical layout for family life and entertaining friends. The useful porch opens into a wide hallway. The sitting room runs the length of the house, double aspect windows enjoying views over both the front and rear gardens. A feature fireplace as the focal point of the room, there is plenty of space for large sofas and an office at one end. The modern "L-shaped" kitchen / dining room is fitted with sleek off-white gloss units and feature wood laminate units with grey work surfaces. The recently replaced integrated Zanussi double oven is perfect for any budding chef. The kitchen also features a gas hob, integrated dishwasher and space for an American-style fridge/freezer. The dining room table is round the corner, with lovely views through the bi-fold doors into the garden. The handy WC is just off the kitchen, along with a door through to the garage where the current owner keeps their washing machine and tumble dryer. This integrated garage is a full size, so has potential, subject to the necessary consents, to create a utility room. To the front of the garage is an up and over garage door and also a separate pedestrian door. Upstairs, there are three bedrooms, two doubles and a single. The family bathroom completes the picture, fitted with a white suite of shower over bath, sink with storage and WC, plus large heated towel rail.

OUTSIDE The driveway provides parking for one car. An area of lawn with flower beds and some established shrubs make the home feel welcoming and a side gate leads around to the rear garden. The fantastic south facing rear garden is perfect for enjoying the summer weather. The bi-fold doors lead from the kitchen out to the patio, which is the perfect size for a small table and chairs for al-fresco dining. The rest of the garden is laid to lawn with flower beds and mature shrubs. It is the perfect space for children to play or a green-fingered gardener to get to work!

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 sought-after cul-de-sac of detached 3, 4 and 5 bedroom homes, popular with families as it is within walking distance of the well-regarded primary school. Pembury village caters for everyday needs including a chemist, doctor's surgery, library, newsagent with post office counter, public houses, eateries, Notcutts garden centre and coffee shop, hairdressers, barbers, churches, farm shop, local convenience store, 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. The recreation ground has play areas for children of all ages, including a basketball court, tennis courts and skate park and for the adults, outside gym equipment and a bowls club and there is also a cricket club and football club within the village. Tunbridge Wells and Tonbridge are approximately 3.7 and 6.2 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 recently improved A21 is close by, giving access to the M25 and all the major motorway networks and there is a regular bus service to the local areas.

ROUTE TO VIEW From our office in Pembury, turn left and left again at The Green into Lower Green Road and take the seventh turning right into The Meadow. At the end of the road turn right onto Herons Way and continue, following the road around to the left at the end and down the hill. The property will be found on the lefthand side almost at the head of the cul-de-sac.

AGENT'S NOTE The property is triple glazed and has gas central heating. The boiler can be found in the garage. *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: E

Ref: P938/42024001/V3/LE



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.