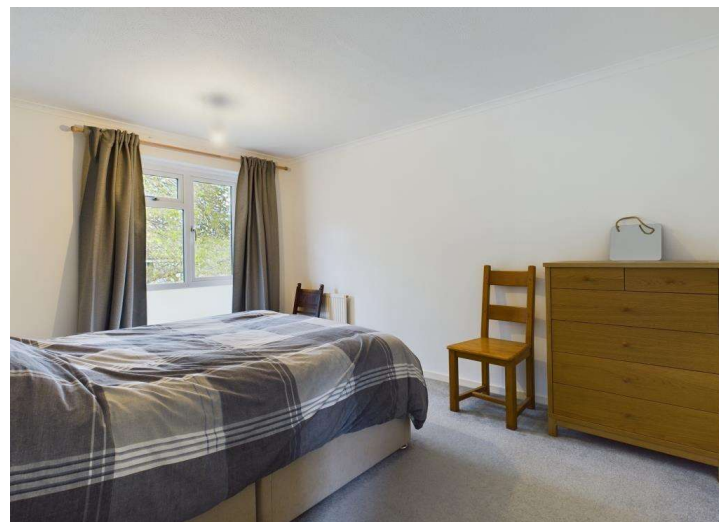


Barnes Kingsnorth offices at:
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



Ridgeway, Pembury, Tunbridge Wells, Kent, TN2 4ER

£399,995 Freehold

Viewings strictly by appointment with the agent
Tel: 01892 822880
www.bkestateagents.com



1



3



1

THE PROPERTY

Enjoying a tucked away position in a sought-after area in Pembury village close to the local primary school, this lovely end of terrace home is perfect for first time buyers, investors or those looking to downsize. Entrance door takes you into the entrance hall with door to the handy downstairs WC. The bright and spacious through living room has ample room for comfy seating and dining, the flexible space means you can change the layout to enjoy the views to the rear over the garden. The double-glazed patio doors give access to the private rear garden and brings the outside in, perfect for socializing with friends or family. The galley kitchen is fully fitted with ample storage and working space to cook. There is an integrated gas oven and hob and also space for a fridge freezer and washing machine. There is a small understairs cupboard as you enter the kitchen, which could be used to house a tumble dryer, and an additional full height cupboard perfect for the ironing board or Hoover. There is a double-glazed door which leads to the back garden. Stairs from the hall take you up to the first floor where you will find the three good sized bedrooms, two doubles and a single. The family bathroom is fully tiled and fitted with crisp white suite and completes the accommodation.

OUTSIDE

The property is accessed via a footpath to the front, with a small area of grass to the front of the property, as well as a raised bed. The side gate gives you access to the rear of the property, where you will find a shed to house all your tools and lawn mower. The rear garden is mainly laid to lawn with a raised bed down one side. There is lovely private patio which is the perfect space for relaxing and those good weather BBQ. There is ample off-road parking available a short distance away, plus the property has the benefit of a private garage en-block where you have the option to park in front of the door.

AGENTS NOTES - The combi boiler can be found in the loft.

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 attractive property is set in a popular road within walking distance of the well regarded primary school and local amenities. Pembury caters for everyday needs with a chemist, newagent, public houses, eateries, farm shop, hairdressers, Post Office, churches, vets and Tesco supermarket and Notcutts being nearby. The recreation ground has play areas for children of all ages, including a basketball court and skate park, outside gym and a bowls club. There is also a cricket club and a football club. The Tunbridge Wells at Pembury Hospital is on the periphery of the village. Tunbridge Wells and Tonbridge are approximately 3.3 and 6.5 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. 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 local area.

ROUTE TO VIEW

From our office in the High Street, turn left into Lower Green Road and then take the first turning on the left into Ridgeway. Continue down the road and take the first road to the right and the property will be found on the left-hand side.

PLEASE NOTE: *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 customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.*

Energy Efficiency Rating: D

Council Tax Band: D



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.

