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BarnesKingsnorth



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

£395,000 Freehold

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



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THE PROPERTY

Enjoying a popular position in a sought-after area in Pembury village close to the local primary school, this super property is perfect for families or those seeking to downsize! The entrance door takes you into the entrance hall, light and bright with a door leading into the generous through sitting/dining room. There is a full height double glazed window with aspect to the front and double-glazed patio doors giving access to the rear garden. Ample room here for comfy seating gathered around the feature fireplace together with a more formal dining area, perfect for gathering the family around the table for the evening meal after a busy day and also for entertaining! The galley kitchen is fully fitted with ample workspace and storage space for creating those culinary delights and the dishwasher, under-counter integrated fridge and freezer, together with the four-ring gas hob with double oven under are all included so everything to hand! There is a handy under-stairs cupboard in the kitchen. A double glazed door leads out into the rear garden. With family living in mind the easy-care flooring is low maintenance. Stairs from the hall take you up to the first floor where you will find two double bedrooms and one single bedroom plus the modern family bathroom, stylishly fitted with white suite, and the separate WC.

OUTSIDE

The property is accessed via a footpath and attractive tiered front garden. The rear garden is mainly laid to lawn, perfect for the children to let off steam and fully enclosed with mature shrubs adding interest for the keen gardener! A patio area provides that all important space to relax and enjoy those summer BBQ's and a gate at the bottom of the garden gives access to a path leading to the garage en-block and parking.

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 village primary school and local amenities. Pembury caters for everyday needs with a chemist, newsagent, 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 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

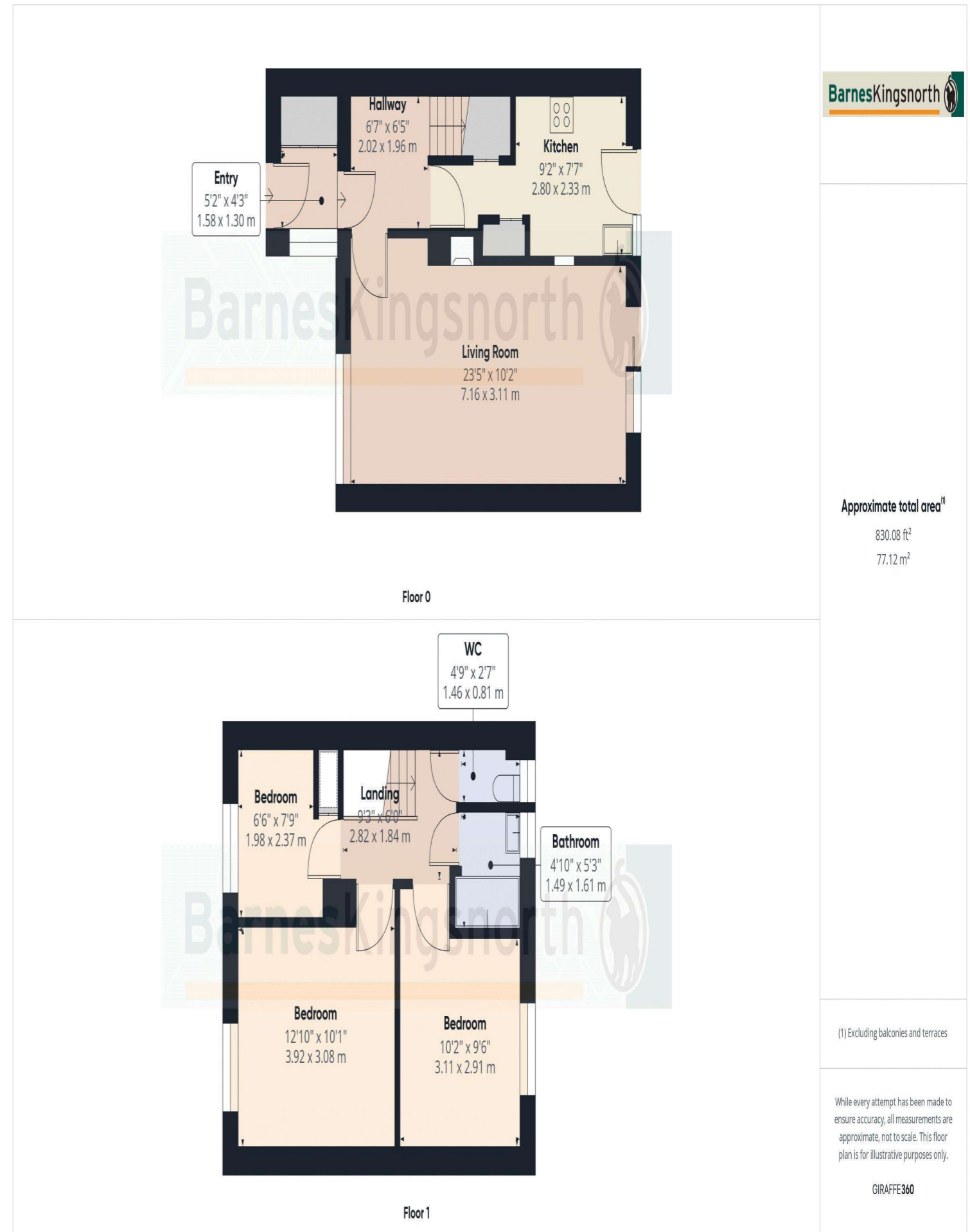
From our office in the High Street, turn left into Lower Green Road and then take the first turning on the left into Ridgeway. Continue down the road and the property will be found on the right hand side.

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: C

Council Tax Band: D

Ref: P944/42025070/LE/V2



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.