

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



Hastings Road, Pembury, Tunbridge Wells, Kent, TN2 4JS

£410,000 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.



2



2



1

PROPERTY

A beautifully presented Edwardian semi-detached house. Accessed via a door to the side of the property, the hallway has solid oak flooring which flows through the ground floor giving a contemporary feel to the rooms. A light and bright sitting room with picture bay window to the front, is a wonderful room and the log burner is perfect for cosy evenings in. The dining room in the heart of the home, with views out the garden includes a handy understairs cupboard with plenty of storage. The room is a great size, with ample space for a dining room or to be used as a second sitting room. The kitchen can be found at the back of the property. Again, with views over the rear garden and UPVC double glazed door giving you access to enjoy the space outside. With off-white units and wooden worktops, you are not short of worktop or cupboard space here. There is an integrated gas oven / hob and space for washing machine and free-standing fridge freezer.

To the first floor there are two bedrooms. The master to the front of home is a great size, with large storage cupboard over the stairs. The second bedroom enjoys far reaching views over the garden to the countryside beyond and also has a fitted cupboard. The recently renovated bathroom completes the picture upstairs. With shower over bath, WC and sink, the bathroom also has an original feature fireplace as the focal point of the room.

OUTSIDE

The property enjoys a small area of shingle to the front, with space to put some pot plants, and the front door is accessed via a shared footpath between the houses. To the rear there is a generously sized rear garden, with large patio area. The rest of the garden is laid to lawn with a second patio area at the end of the garden outside the garden shed.



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 road of predominately two and three bedroom period terrace houses with a mixture of families, first time buyers and those downsizing. Pembury caters for everyday needs including a well-regarded primary school, doctor's surgery, library, chemist, newsagent, public houses, eateries, farm shop, Notcutts garden 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. Continue past the King William IV public house and the property will be found just before the turning on the left into Canterbury Road.

AGENT'S NOTE The property has double glazing and gas central heating with the boiler located in the kitchen. *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: C

Ref: P942/42024003/V3/GG

