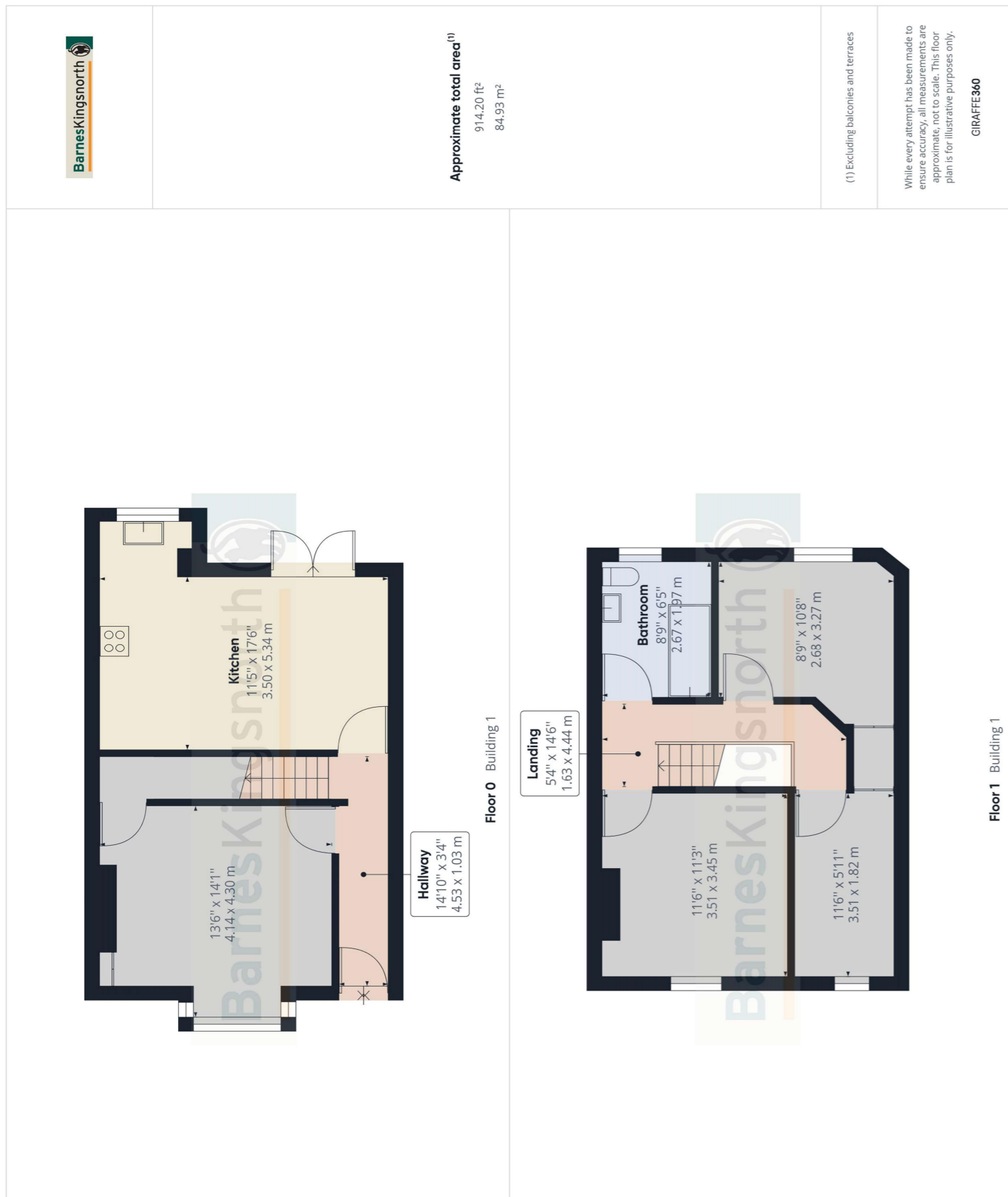


Barnes Kingsnorth offices at:

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 4JU

£359,950 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.



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THE PROPERTY

This terraced house is surprisingly spacious and has been subject to extensive improvement works, resulting in a beautifully presented home which has been finished to a high standard and is ready to move straight into. The front door opens into a hallway with doors to the sitting room and kitchen/dining room. The sitting room is to the front of the house, with a bay window to the front and useful under stairs cupboard for storage. To the rear, is the kitchen/dining room with a stylish, high-gloss kitchen in a pale grey with woodblock worksurfaces and integrated appliances comprising eye-level double oven, 5 burner gas hob with fan over, dishwasher, fridge/freezer and space for a washing machine. Double doors open into the garden from the dining area and there is also a breakfast bar. Upstairs, there are 3 bedrooms, the main double room being to the front, with a further double to the rear with far reaching views and a built-in wardrobe and there is a single bedroom to the front, also with a built-in wardrobe. The bathroom is fitted with a bath with shower over, WC, wash basin with storage beneath and a heated towel rail as well as having space for some freestanding furniture if you wanted additional storage for towels perhaps.

OUTSIDE

There is a small area of shingled garden to the front, enclosed with railings and gate. To the rear, is a good size patio leading on to a level lawn with path leading down to an area perfect to erect a shed and a gate leading through to the parking. The parking area is large enough for 2 cars, accessed via Canterbury Road and we understand that wiring has been connected to the rear fence to enable you to connect a power point or EV charge point if required. There is also an outside tap and light in the rear garden.

AGENT'S NOTE

The property has double glazing and gas central heating with the boiler located in the kitchen. The electrical consumer unit and meter can be found in the cupboard in the sitting room.



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 after the turning on the left into Canterbury Road, as denoted by our For Sale sign.

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: C
Council Tax Band: C

Ref: P875/329062GGV4

