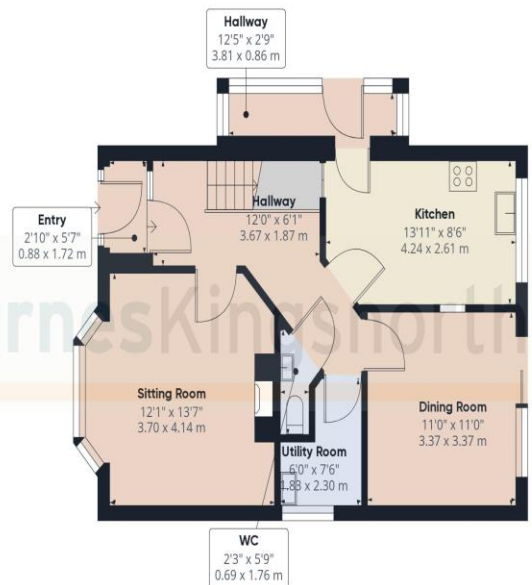


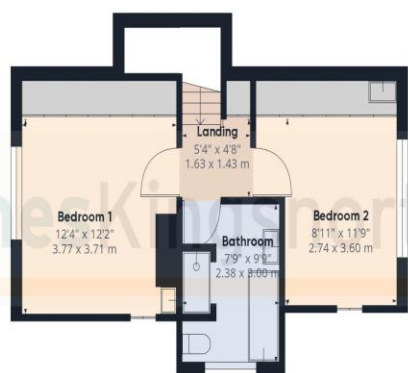
**Barnes Kingsnorth offices at:**  
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# BarnesKingsnorth



BarnesKingsnorth

Approximate total area<sup>①</sup>  
 1047.61 ft<sup>2</sup>  
 97.33 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**131 Hastings Road, Pembury,  
 Tunbridge Wells, Kent, TN2 4JU**

**£485,000 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



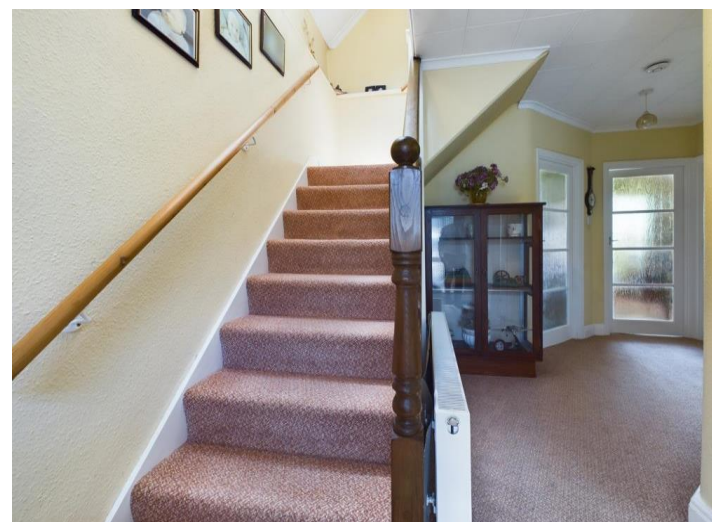
1

### THE PROPERTY

Here is a much-loved family home, in a popular location that is now ready for new owners. Detached & chalet style, the house offers well cared for accommodation with scope to update & re-style to your taste. Attractive entrance porch into spacious hallway with rooms radiating off. The generous sitting room has aspect to the front with a lovely bay window and feature fireplace and there is a separate dining room with patio doors out to the rear garden. The kitchen is comprehensively fitted with plenty of storage & worktop space and includes single fitted oven, recess for microwave, gas hob & extractor over. A neat breakfast bar is the perfect perch for meals on the go or planning the day with that morning coffee and there is door into side lobby with access to both front & rear of the property. A useful utility room with space for laundry equipment and handy cloakroom complete the ground floor picture. Wide stairs to the first floor where you will find two large double bedrooms (both with eaves storage) and a good size bathroom.

### OUTSIDE

Attractive frontage with brick block driveway offering plenty of parking space and mature shrubs & area of lawn. Gated side access to the rear garden which is a true delight with a wealth of shrubs & seasonal colour. There is a large area of patio with a pond & rockery and a few steps down to area of lawn and further borders. The garden is fully enclosed and is sure to appeal to the keen gardener or budding enthusiast. At the bottom of the garden is a workshop, store & tool shed and there is also. useful rear vehicle access from a private road.



### 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 popular residential road near the village centre. 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 continuing along and the property will be found further along 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 purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers)*

**Energy Efficiency Rating: D**  
**Council Tax Band: E**

