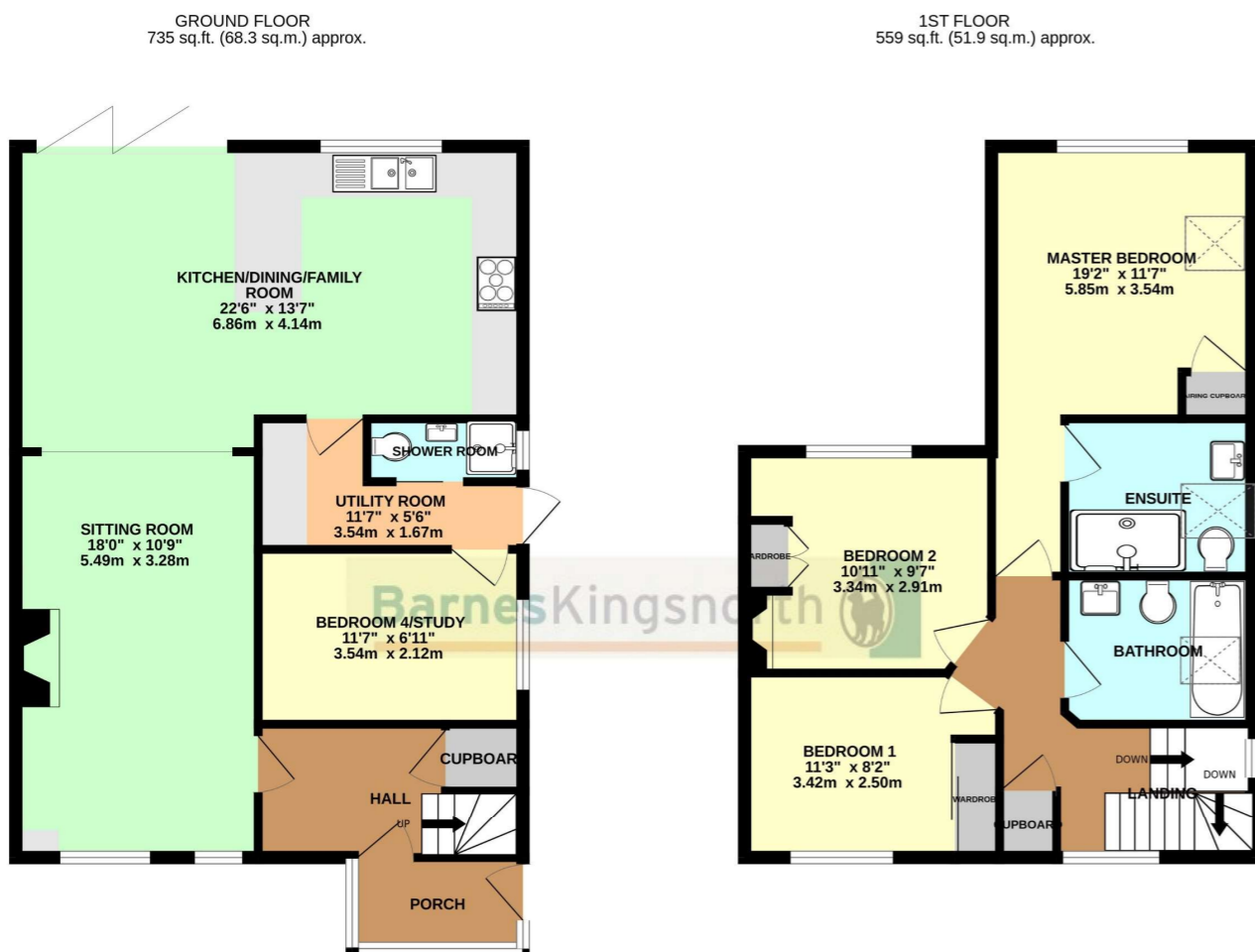


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



HENWOODS MOUNT PEMBURY

TOTAL FLOOR AREA: 1294 sq.ft. (120.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Henwoods Mount, Pembury, Tunbridge Wells, Kent, TN2 4BH

£625,000 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



4



3

THE PROPERTY

This beautiful and immaculately presented home has been recently renovated and offers flexible, open plan living that is perfect for family life today. Well situated in a popular cul-de-sac with easy access to village amenities and wonderful, woodland walks on your doorstep. Accessed via a porch, the front door opens into the entrance hall which features a good size under stairs cupboard, ideal for coats & storage. The hall leads into the most attractive sitting room with feature fireplace and a log burner being the perfect focal point for comfy seating and relaxing. Large and 'L-shaped' in design, the room is bright & airy with wood effect LVT flooring that flows through the wide opening and into the delightful dining room/kitchen. Both stylish and practical, the layout is ideal for a family and the super, bi-fold doors out to the attractive garden will certainly grab your attention. The contemporary kitchen has been recently fitted to a very high standard with plenty of cabinets, solid wood worktops and integrated appliances, including a self-cleaning oven! Superbly planned, it is easy to keep an eye on the children whether playing in the garden or doing their homework and the lovely wide, breakfast bar is ideal for those 'meals on the go!' A most useful utility room with separate shower/wc is accessed off the kitchen and a downstairs office/bedroom 4 completes the ground floor picture. Upstairs, a good size landing with storage cupboard leads to the 3 bedrooms. The master bedroom enjoys views over the south-facing garden and has lovely high ceilings with Velux windows and benefits from an en-suite bathroom with large walk-in shower too. Bedrooms 2 and 3 are both good sized double rooms and the family bathroom which includes a full size bath, is also finished to a very high standard. Both the family bathroom, en-suite shower room, kitchen and dining room benefit from underfloor heating and the whole property is connected to a Nest heating system.

OUTSIDE

Off road parking is provided on the driveway for 2 cars and there is a fully enclosed, sunny, south facing large rear garden with a large area of lawn for the children to let off steam plus many mature plants, borders and fruit trees. There is a greenhouse for green fingered gardeners to plant up their vegetables, 2 large sheds and with a garden which measures 129' in length, you are not going to be short of space to enjoy the outdoors!



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. Pembury caters for everyday needs including a well-regarded primary school, doctor's surgery, library, chemist, newsagent, PO, eateries and farm shop along with Tesco supermarket and the Co-op. 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 nearby. The recreation ground has play areas for children of all ages, including a basketball court and skate park and for the adults, outside gym equipment and a bowls club and there is also a cricket club and football club. Tunbridge Wells and Tonbridge are approximately 3.1 and 6.6 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 M25 and all major networks and there is a regular bus service to the surrounding areas with the bus top close by. **ROUTE TO VIEW** From our office, turn left and proceed along Hastings Road. Turn left down Henwood Green Road, taking the first right onto Woodside Road, and then right again onto Henwoods Mount. The property will be found on the right denoted by the for sale board.

PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now 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 to Smartsearch to verify the identity and residence of purchaser.

Energy Efficiency Rating: C

Council Tax Band: D

