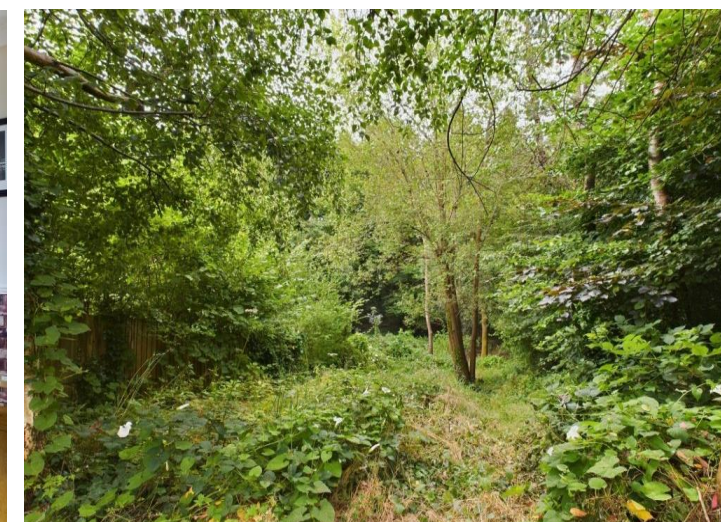


Barnes Kingsnorth offices at:

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

Barnes Kingsnorth



Heskett Park, Pembury, Tunbridge Wells, Kent, TN2 4JF

£560,000 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.



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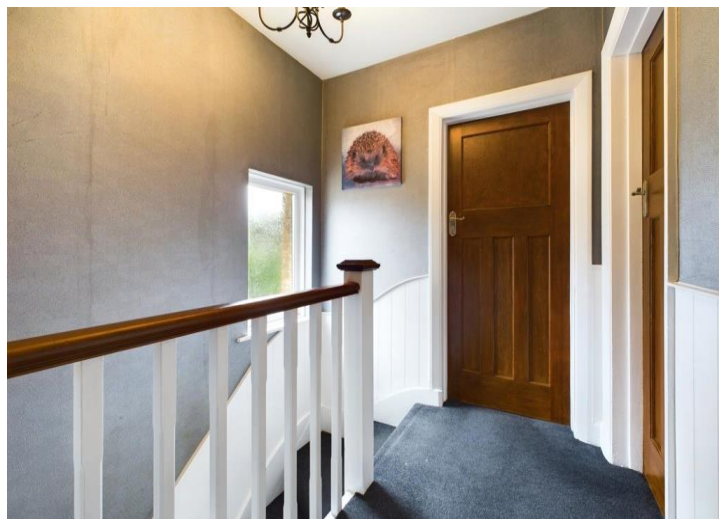
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THE PROPERTY

Well positioned in a popular cul-de-sac, this spacious, bay-fronted, family Semi should certainly feature on your 'To View' list! Offering good size accommodation the property also has plenty of potential to extend and style to your own requirements. Entrance door into hallway with neatly positioned cloakroom and understairs storage cupboard. Door into the spacious, through living room with attractive bay window to the front and french doors to the garden at the other end. Light & airy this lovely room has oak engineered flooring flowing through and there is ample space for comfy seating around the feature fire surround and a large dining table for family meals. The compact kitchen is ripe & ready for a makeover but currently has a few units, worktops and a free-standing cooker. On the first floor you will find two double bedrooms and a single bedroom along with a spacious bathroom which benefits from both a full-size bath and separate shower. All the first-floor rooms have easy maintenance flooring and Bedroom One enjoys attractive bay window and fitted, mirrored wardrobes.

OUTSIDE

Neat frontage with brick-block driveway providing plenty of room for off road parking and access to the detached garage. The rear garden offers lots of potential with space for creating a lovely terrace and level area of lawn for children & pets to play. Beyond the more formal garden there is an extensive area of wooded garden which offers the opportunity to create a paradise for wildlife or perhaps an exciting, adventure area for all ages! In addition there is a wooden workshop & office, ideal for working from home.



THE LOCAL AREA

The property is set within a popular cul-de-sac on the edge of the village, within walking distance of a convenience store, bus stops, doctor's surgery and primary school as well as footpaths through orchards and woodland. There are a mix of modern and 1930s 3-4 bedroom houses in the road, making it a popular choice for families. Pembury is a village with an active community and close enough to make full use of all the facilities in Tunbridge Wells, Tonbridge and Paddock Wood. Catering for everyday needs, including a chemist, newsagent, public houses, eateries, farm shop, Notcutts garden centre and coffee shop, hairdresser, post office, churches, Tesco supermarket and Co-op. The Tunbridge Wells at Pembury Hospital is on the periphery of village. There is a superb recreation ground with 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. There is also a cricket club and a football club within the village and very well supported U3A. Tunbridge Wells and Tonbridge are approximately 3 and 5 miles distant respectively, both offering a wide range of shopping, recreational and educational facilities, including grammar schools. Tunbridge Wells, High Brooms, 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 itself. 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.

ROUTE TO VIEW

From our office in the High Street, turn left down Lower Green Road and after approximately half a mile, turn right into Romford Road. Continue across the staggered junction with Henwood Green Road, into the second part of Romford Road. Towards the bottom of the hill take the first right into Heskett Park where the property will be found on the left-hand side at the top of the road.

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 of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D
Council Tax Band: D

Ref: P951/427042/V1

