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Barnes Kingsnorth



Ramblers, 1, Cornford Lane, Pembury, Tunbridge Wells, Kent, TN2 4QR

£550,000 Freehold

Viewings strictly by appointment with the agent

Tel: 01732 771616

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

Brought to the market with family living in mind the flexible layout is perfect to suit the growing family and set on the edge of the village in a popular area, a superb location of local schools, this detached chalet bungalow ticks all the boxes! There is a handy entrance porch with front door leading into a bright and spacious entrance hall, plenty of room to store all the family paraphernalia out of sight and here is to be found the useful downstairs cloakroom, a must for the busy family! The spacious living room, with stunning bay window, offers multiple living areas, plenty of room for comfy seating gathered around the feature fireplace with gas fire and ample room for a more formal dining area if required. The kitchen is well equipped with a comprehensive range of units providing generous storage and working space and has easy care tiled flooring. All the appliances are included. Bedroom two is located on the ground floor perfect for those preferring ground floor living and includes a good size ensuite shower room with shower cubicle and fitted with crisp white suite and has the benefit of hard waring tiled flooring. The spacious conservatory is an added bonus and completes the ground floor accommodation. Stairs ascend to the first floor to uncover a the principle bedroom boasting impressive volume and proportions including eaves storage and the family bathroom with separate shower and fitted with white suite is also located here.

OUTSIDE

This super chalet is located back from the road and has ample driveway parking plus a detached garage adding practicality and convenience. The extensive rear garden is boasting well stocked borders with mature plants and shrubs and is totally secluded being fully enclosed. A generous lawn area provides plenty of space for children to let off steam and will certainly appeal to families and the budding horticulturist alike! A garden shed and a greenhouse are both included in the sale. With scope for further extension (subject to the usual consents) and an opportunity to restyle breathe new life into this versatile and spacious family home.



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 of the edge of the village. Pembury caters for everyday needs including a well regarded primary school and local amenities. Notcutts garden centre is close by and there is a Tesco and Morrisons supermarket within easy reach. Pembury has walks through woodland and orchards around the village and a superb recreation ground for children of all ages including a basketball court and skate park. Tunbridge Wells and Tonbridge are approximately 3.2 and 5.6 miles distant respectively 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 offices in Pembury village turn right and continue along the High Street taking the third turning on the left into Cornford Lane and the property will be found 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 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

