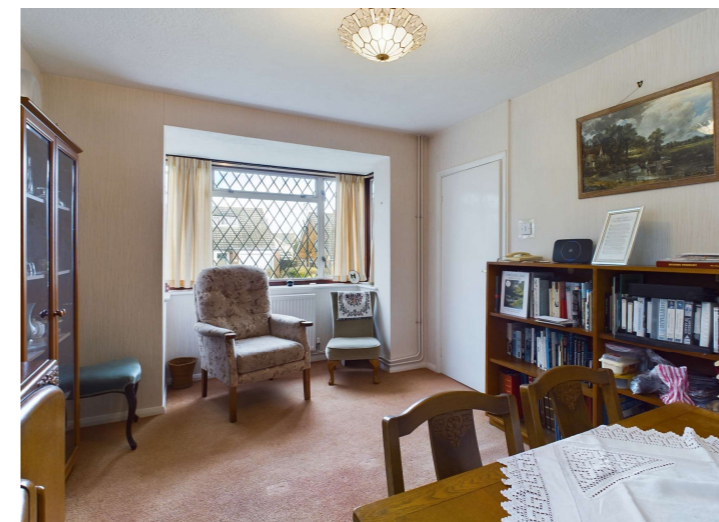


Barnes Kingsnorth offices at:
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



Highfield Close, Pembury, Tunbridge Wells, Kent, TN2 4HG

£545,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01892 822880
www.bkestateagents.com



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THE PROPERTY

This delightful chalet bungalow in a quiet cul-de-sac location is just a short walk from the heart of Pembury village offers so much for its next owners. There is the potential to modernize and tweek the layout to create a wonderful home. Welcomed into the well-proportioned hallway, there is plenty of space for a console table or storage unit. With a generous understair cupboard and two full height cupboards, there is no shortage of room to store your coats and shoes. The first reception room is light and bright with a large bay window overlooking the front garden and driveway. This room offers flexible living and could easily be used as a bedroom if preferred. Just across the hall, the bathroom offers a crisp white suite featuring WC, sink and shower over bath, but there is ample space for a walk-in shower with a slight re-jig to the layout. The sitting room continues the feel of the light and bright accommodation, with large patio doors enjoying views over the gardens at the rear, there is also a gas fire for cooler evenings. Double doors lead from the living room into the dining area. This room is calling out to opened up with the adjoining kitchen to make a lovely kitchen / dining space. The current kitchen has plenty of cupboard and worktops on offer, as well as space for oven, washing machine and an under-counter fridge freezer. There is a handy pantry cupboard which also houses the boiler. A double-glazed door gives you convenient access from the kitchen into the garden. Upstairs there are 3 bedrooms. The master to the front enjoys double aspect and also benefits from a separate wc. The second bedroom is a good size double which leads through to the single bedroom overlooking the gardens at the rear. Bedrooms 1 and 3 have eaves storage and large airing cupboard housing the hot water tank completes the picture upstairs.

OUTSIDE

To the front of the property is a pretty, lawned garden with planted borders and a driveway with parking for 2 cars. The integrated garage is accessed via the up and over door to the front, or via a door down the side of the property by the back door. The sunny south facing rear garden has been well tended, with a patio and steps up to the lawn. Bordered with many mature shrubs and plants and is a wonderful place to sit out on a warm evening!

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 desirable cul-de-sac set in the heart of the village, within walking distance of most of the village amenities and close to the High Street and village green, with a footpath around the corner leading onto Hastings Road and the High Street. 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, hairdresser, 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 a short walk away. 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 within the village as well as a very well supported U3A. Tunbridge Wells and Tonbridge are approximately 2.9 and 6.3 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 the High Street, turn left and left again at the green, into Lower Green Road. Take the first turning on the right into Amberleaze Drive and then right into Highfield Close. The property will be found after a short distance on the right-hand side.

AGENT'S NOTE The property is fitted with double glazing and has gas central heating, with the boiler located in the kitchen larder. In accordance with 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.

Energy Efficiency Rating: D

Council Tax Band: E

Ref: P954/42028031/LE/V2



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.