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# BarnesKingsnorth



**Belfield Road, Pembury, Tunbridge Wells, Kent, TN2 4HL**

**£550,000 Freehold**

Viewings strictly by appointment with the agent  
Tel: 01892 822880  
[www.bkestateagents.com](http://www.bkestateagents.com)



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### THE PROPERTY

Having been in the current owner's family since 1962, this generous sized family home offers lots of potential for the new owners to extend and develop into their dream property. Situated at the top of Pembury village, it is just a short walk to the village amenities. Welcomed through the front door into the generous entrance hallway with large understairs cupboard. To the front of the property is a great size study / playroom, ideal for hiding away the kids toys or working in peace. The large sitting room enjoys views over the garden to the rear and a feature fireplace, currently with original fire, is calling out to be opened up with a log burner, and the solid wood flooring gives the room a lovely warm feel. The kitchen is original to the property, with statement light green cupboards and formica wood worktops, with washing machine and dryer, fridge freezer and free-standing gas oven. The boiler, whilst older in age, is fully functioning and has been recently serviced. The dining room could easily be knocked through into the kitchen or sitting room to give a modern open plan feel. Original Crittall double doors open up into the lovely sunny conservatory. This wonderful addition to the home is the perfect place to sit and enjoy the views out of the garden and the double UPVC doors can be opened to bring the outside in! The garage has been connected to the house via a covered internal passageway, with doors either end for easy access to the front and rear of the home. The original outside toilet is now internal and can be found to the rear of the garage. To the first floor there are three well appointed bedrooms. The two double bedrooms enjoy views to the rear over the garden, and the smaller of the two benefits from fitted wardrobe space. The third bedroom is a single room with a built-in cupboard. The family bathroom with statement salmon pink suite completes the picture upstairs.

### OUTSIDE

The stand-out feature of this home is the wonderful rear garden, at well over 100ft in length (approx), the formal garden is laid mainly to lawn with well-established hedges and borders. The garden is screened to the rear by laurel hedges and offers privacy throughout. A small summerhouse in the formal garden is perfect for storing your garden tools and there is a handy compost heaped tucked away behind the gate at the end of the garden. To the front, the property benefits from off road parking, leading to the garage with up and over door.

### 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 property is set within a cul-de-sac well positioned for the village. Pembury village caters for everyday needs with local amenities including chemist, newsagent with Post Office counter, public houses and Notcutts garden centre close by. 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 with play areas for children of all ages including a basketball court and skate park and for the adults outside gym equipment, tennis courts and a bowls club. There is also a cricket club, football club and well-supported U3A within the village. Tunbridge Wells and Tonbridge are approximately 3.7 and 6.1 miles distant respectively both offering a wide range of shopping, recreational and educational facilities. Tunbridge Wells and Paddock Wood have mainline stations with commuter trains to London in under an hour and the village is close to the A21 with access to M25 and all the motorway networks.

### ROUTE TO VIEW

From our office in Pembury, turn left over the traffic lights and into Hastings Road, take the turning on the left into Belfield Road, and the property will be found in the corner on the left-hand side.

*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 identify and residence of purchasers.*

**Energy Efficiency Rating: E**

**Council Tax Band: E**



**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.

