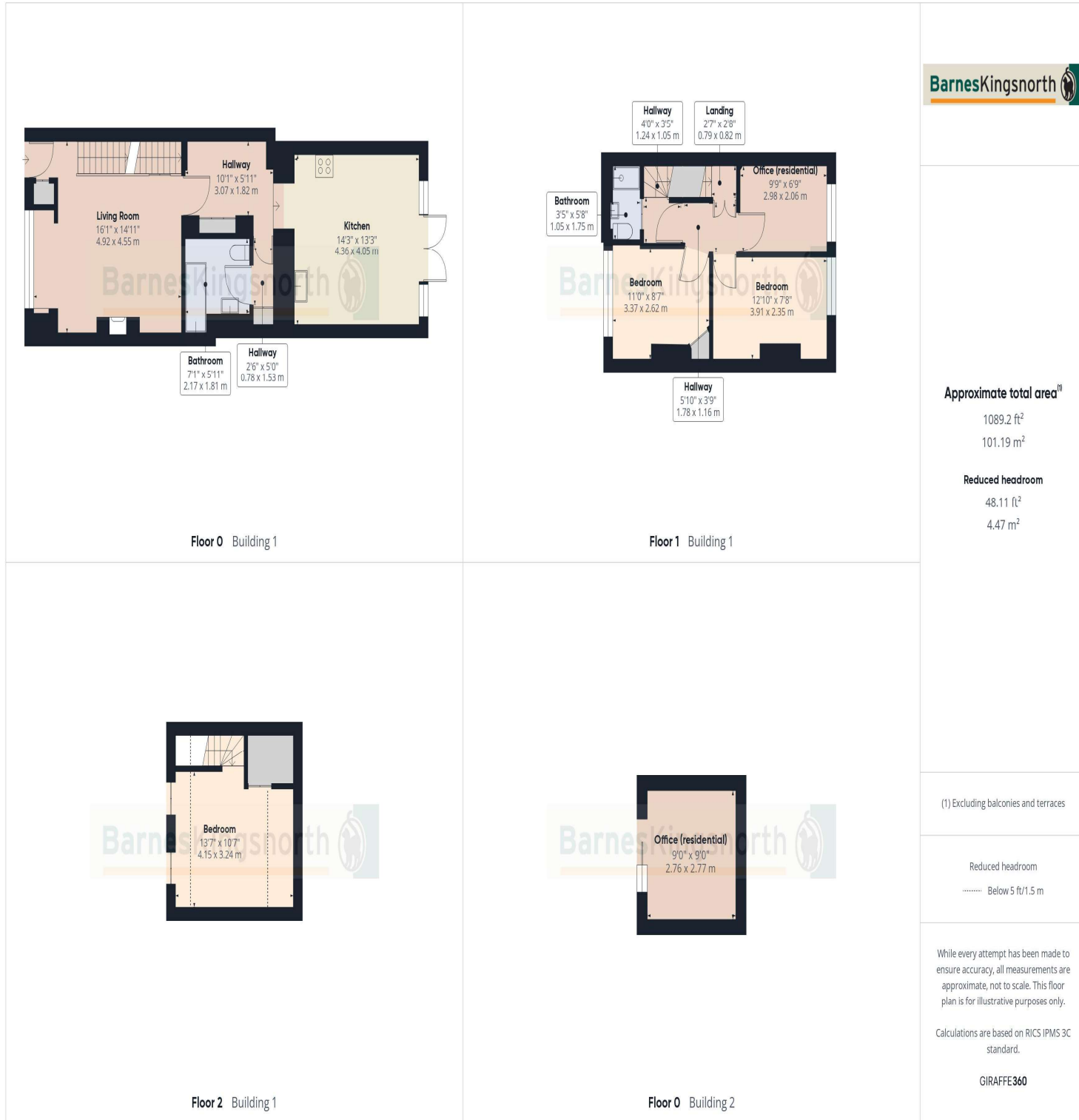


Barnes Kingsnorth offices at:

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



Canterbury Road, Pembury, Tunbridge Wells, Kent, TN2 4JT

O.I.E.O £440,000 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



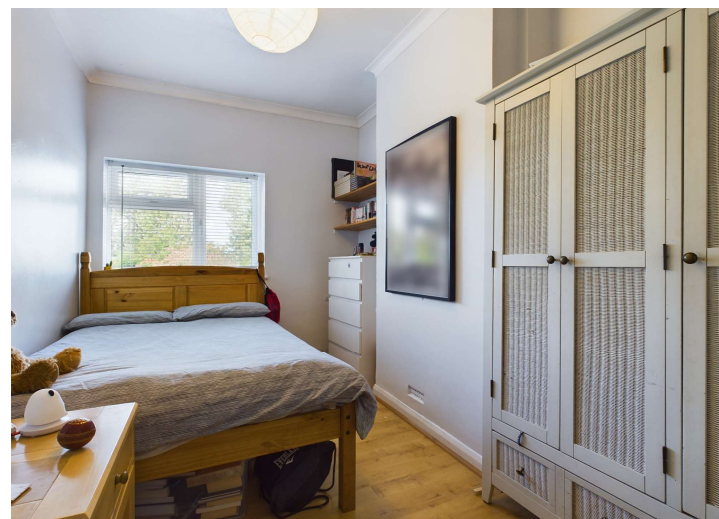
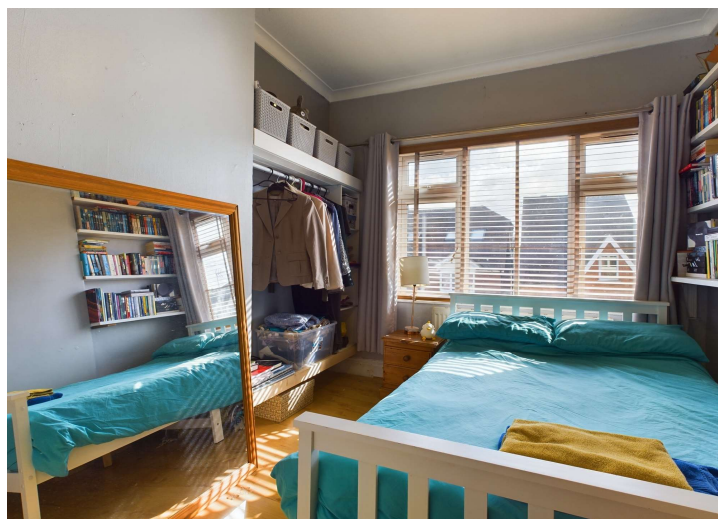
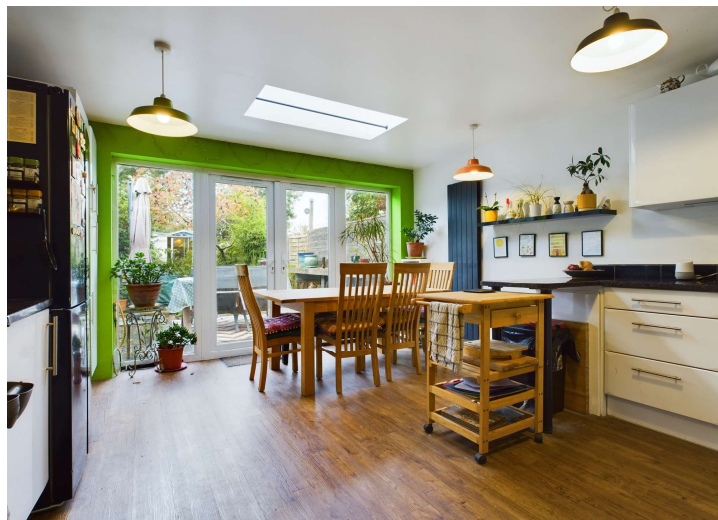
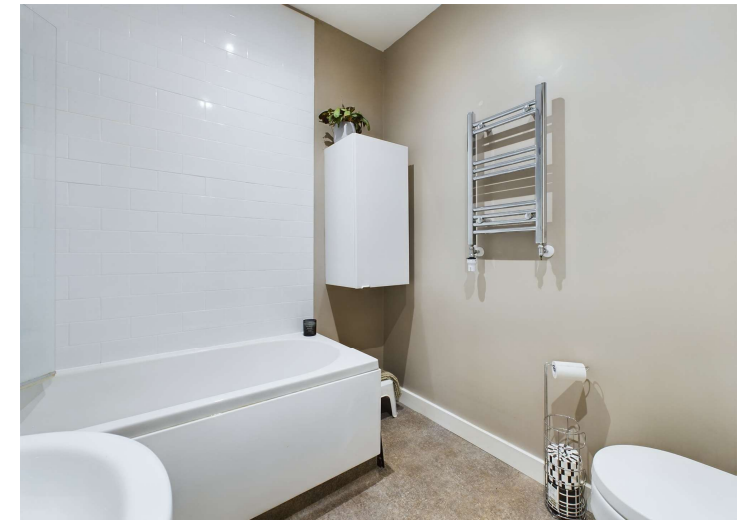
2

THE PROPERTY

Ideally situated on a popular road in Pembury, with village amenities just a short walk away, there is plenty on offer in this fantastic family home. Set over three floors, the property has been thoughtfully extended to maximise both the living and bedroom space, whilst offering plenty of storage! Welcomed from the front into the small entry hallway with large storage cupboard for storing shoes, it opens straight into the wonderful, light and bright sitting room. There is ample space for your sitting room furniture, whilst the feature fireplace with storage either side is the focal point of the room. There is large understair cupboard for hiding away your Hoover etc. The utility room is in the middle of the house, again offering lots of storage space with the floor to ceiling cupboard, as well as built in units. The washing machine is tucked away in its own cupboard with additional shelving above. The family bathroom features a crisp white suite, with shower over bath, sink and WC. The great family kitchen / dining room enjoys views over the garden to the rear through the large patio doors. Featuring modern white units with black worktops, there is space for a dishwasher and freestanding American style fridge freezer, and the large range style cooker is perfect for any budding chef! To the first floor there are two great size double bedrooms and smaller single bedroom which is currently being used as a study, as well as a second bathroom, with wc, sink and large walk-in shower. The master bedroom is on the top floor, with plenty of eaves storage and a built-in wardrobe, also enjoys velux windows which flood the room with light.

THE OUTSIDE

To the front of the property there is a small courtyard garden with space to store your bins. The rear garden is a generous size, with an area of decking directly outside the patio doors, perfect for sitting and enjoying a drink in the evening! There is a garden office tucked away at the end of the garden, ideal for anyone looking for somewhere to work from 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. 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, hairdressers, vets, Post Office, churches, Tesco and Morrisons supermarkets. 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 which has play areas for children of all ages, a basketball court and a skate park. Pembury has a bowls club, cricket club and a football club within the village as well as a very well supported U3A. Tunbridge Wells and Tonbridge are approximately 3.2 and 5.6 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 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 Pembury High Street, turn left and continue along the High Street, through the traffic lights into Hastings Road. Continue past the King William IV public house and take the next turning on the left into Canterbury Road. The property will be found 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 identity and residence of purchasers.

Energy Efficiency Rating: C

Council Tax Band: C

