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**Ridgeway, Pembury, Tunbridge Wells, Kent, TN2 4EZ**

**£645,000 Freehold**

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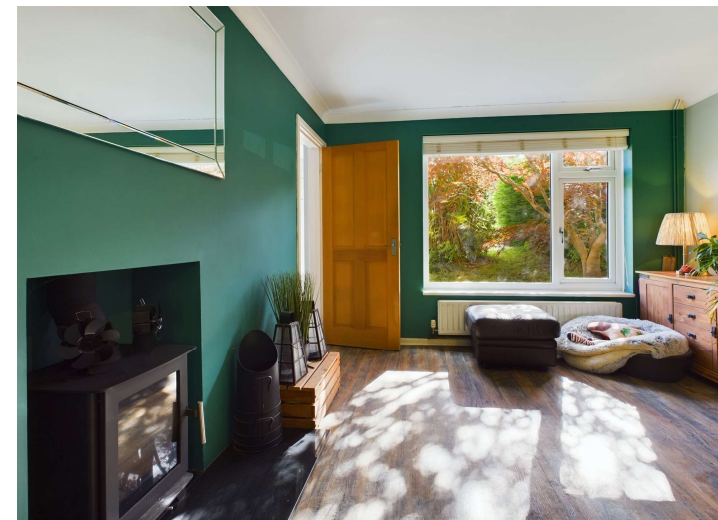
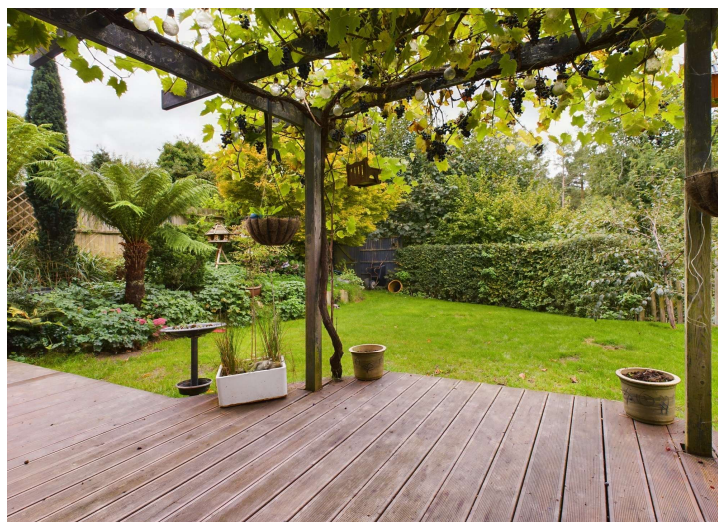
## THE PROPERTY

Situated on the popular Ridgeway in Pembury, just a short walk to the village primary school and with woodland walks minutes away, this home is not one to be missed. Welcomed into the spacious hallway, there is plenty of room for hanging your coats! The well-appointed sitting room is a light and bright thanks to the large picture window to the front and patio doors over-looking the garden at the rear. The focal fireplace with log burner is perfect for cooler winter evenings. The open plan kitchen / dining room also enjoys views out over the back garden. There is ample storage in the sage green units and the large range style cooker is perfect for any budding chef to prepare meals, plus there is space for a dishwasher and large American style fridge freezer too. There is plenty of room for a large table and chairs in the dining area, which is the perfect place to sit and enjoy a morning coffee. The handy utility room is tucked off the kitchen, with space for washing machine and tumble dryer, as well as additional cupboard storage and a door into the garden. The great addition of a second sitting room is perfect as a snug or room for the kids to hang out. A small WC completes the downstairs living.

To the first floor there are four generous sized bedrooms, three double bedrooms and a single. The master bedroom enjoys large built-in wardrobes, and the en-suite bathroom with walk-in shower in a great addition to the home. The family bathroom with corner shower, bath and WC rounds up the first floor accommodation.

## OUTSIDE

Ample off road parking to the front is provided on the driveway. To the rear of the property is a good sized garden, the perfect place for children to run around. The garden is mainly laid to lawn, with low maintenance borders down the sides, ideal for a budding gardener, and also has an area of decking perfect for sitting and enjoying the warm summer evenings!



## 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 attractive property is set in a popular road within walking distance of the well regarded primary school and local amenities. Pembury caters for everyday needs with a chemist, newagent, public houses, eateries, farm shop, hairdressers, Post Office, churches, vets and Tesco supermarket and Notcutts being nearby. The recreation ground has play areas for children of all ages, including a basketball court and skate park, outside gym and a bowls club. There is also a cricket club and a football club. The Tunbridge Wells at Pembury Hospital is on the periphery of the village. Tunbridge Wells and Tonbridge are approximately 3.3 and 6.5 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. 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 local area.

## ROUTE TO VIEW

From our office in the High Street, turn left into Lower Green Road and then take the first on the left into Ridgeway. Continue down the road 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 proof of address (utility bill) for each customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.*

**Energy Efficiency Rating: D**

**Council Tax Band: F**

