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BarnesKingsnorth



Henwood Green Road, Pembury, Tunbridge Wells, Kent, TN2 4LR

OIEO £265,000 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.



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THE PROPERTY

This charming mid-terrace cottage situated in the heart of Pembury village is perfect for anyone looking to take their first steps on the property ladder, or those looking for a "pied a terre". The front door leads into the small porch where you can hang up your coats and store your shoes. The sitting room is light and bright with storage either side of the chimney stack. To the rear, the kitchen, with its white shaker style units and wood worktops, has everything you need to prepare a yummy evening meal. There is a freestanding gas cooker and hob, an integrated dishwasher plus space for a fridge freezer and washing machine in the handy recess under the stairs. To the first floor there is a well appointed double bedroom with built in wardrobes, and an en-suite bathroom which features a beautiful roll-top bath, WC, sink and corner shower. There is a built-in storage cupboard as well as plenty of space for a large storage unit.

OUTSIDE

To the front of the property is a small courtyard garden with space to store your bins. The rear garden is a good size, with an astroturf lawn and a small patio area for a table and chairs so sit and enjoy a drink in the evening. The hidden gem of this home is the great brick-built outbuilding which has been converted into an office and storage room space. This hide away is ideal for anyone looking for a quiet space 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. This home is set within a popular area of the village with bus stops nearby and allotments across the road. Pembury caters for everyday needs. The Tunbridge Wells at Pembury hospital and Notcutts Garden Centre is on the periphery of the village. The recreation ground has play areas for children of all ages, a skate park, along with basketball court, bowls, cricket and football clubs and a well supported U3A group. Tunbridge Wells and Tonbridge are approximately 3.3 and 5.4 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 as well as a commuter coach service running from the village itself. 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 Pembury, turn left and proceed past The Green and through the traffic lights into Hasting Road. Turn left at Bo-Peep Corner into Henwood Green Road, continue down the hill and you will find the property on the right-hand side.

PLEASE NOTE: In accordance with the recent changes to 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: C

Council Tax Band: C

