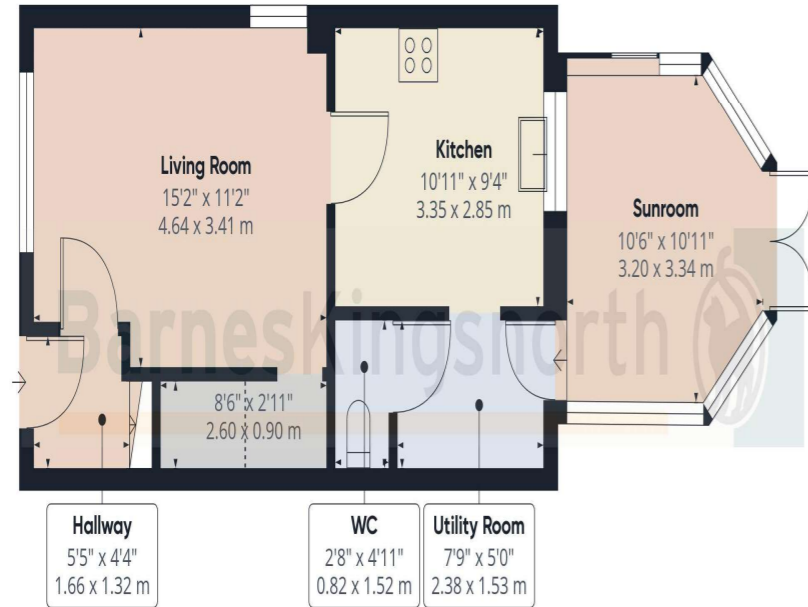


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



Floor 0



Floor 1



Approximate total area[®]

822.36 ft²
76.4 m²

Reduced headroom

131.43 ft²
1.13 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Henwood Green Road, Pembury, Kent, TN2 4LW

£475,000 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



3



1

THE PROPERTY

Beautifully presented throughout, this home has been thoughtfully updated by the current owners to create a cosy modern feel. Ideally situated in the heart of Pembury, within walking distance of the village Primary school and the local village shop. Entering the property into the lovely hallway, with space for a small console table, you then walk straight into the sitting room. With double aspect windows, this room is light and bright but feels warm thanks to the oak flooring. The understair cupboard has been opened up to create a large walk in storage space, ideal for hiding away your Hoover or ironing board, and for keeping coats and shoes. The stunning kitchen has been beautifully renovated, with statement royal blue cabinets with oak wood detailing and worktops. With ample cupboard space, there is also room for a freestanding oven and fridge freezer. This stylish space also has room for a small kitchen table and chairs in the corner! Usefully, cabinets extend out into the utility room, where there is also space for a washer/dryer and dishwasher. The essential downstairs WC is found just off the utility. To the rear of the home, the conservatory which the current owners replaced in 2024, this space is ideal to be used as a playroom or separate dining room should you so wish! Double patio doors lead out to the garden. To the first floor there are three good sized bedrooms. The master to the front is well proportioned and benefits from a built-in storage cupboard. Two further single bedrooms to the rear of the home are perfect sizes for children or a study. Completing the picture, the family bathroom, refurbished in 2021, includes shower over bath, sink and WC.

OUTSIDE

The property benefits from one allocated parking space to the front. The rear garden is ideal for sitting out in the evenings. With a lovely patio, the rest of the garden is laid to lawn with borders of established planting.



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 left-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.

AGENTS NOTES: The combi-boiler is found in the utility room.

Energy Efficiency Rating: D

Council Tax Band: D

Ref: P966/42020161/LE/V2

