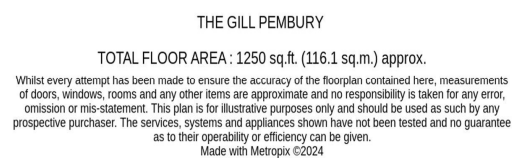


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Viewings strictly by appointment with the agent
Tel: 01892 822880
www.bkestateagents.com

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 detached family home is well presented throughout, with lots of potential to update and make your own. The front door welcomes you into a porch with space for wellies and shoes which then opens into the well-proportioned hallway. There is original parquet flooring, downstairs WC and various cupboards with plenty of storage space. The boiler can be found in one of these cupboards. The spacious sitting room enjoys aspect to the front with the large picture window flooding the room with natural light. The focal fireplace features gas fire but could be opened up if preferred. This room opens into the dining room which has plenty of room for a large family table and is light and bright thanks to the small side window and large patio doors overlooking the wonderful rear garden. The kitchen also runs across the back of the house, with ample cupboard space, sink over-looking the garden to the rear and space for washing machine, under counter fridge freezer, fridge and dishwasher, plus an integrated double oven...there is lots of potential here to make this a stand-out family space! The main bedroom is a good size double room to the front with built-in double wardrobes. The second bedroom is also a generous size and the third bedroom is a single with fitted wardrobes. The two back bedrooms both enjoy fantastic far-reaching views over the North Downs. The family bathroom is well appointed with a crisp white walk-in shower, WC and sink. There is so much potential in this fantastic home for any growing family to make their own.

OUTSIDE

There is driveway parking to the front of the house for 1-2 vehicles, with double gates leading through to further parking and a handy garage. The garage benefits from both lighting and running water. A small area of lawn with established planting with flower bed beneath the sitting room window providing a welcoming splash of colour. The rear garden has a paved patio and is laid mainly to lawn with mature flower borders filled with a variety of shrubs and perennials.



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 in a sought-after cul-de-sac, popular with families as it is within walking distance of the well-regarded primary school as well as the doctor's surgery, library, farm shop and local convenience store. Pembury village caters for everyday needs including a chemist, newsagent with Post Office counter, public houses, eateries, Notcutts garden centre and coffee shop, hairdresser, churches, Tesco supermarket and Morrisons. The Tunbridge Wells at Pembury Hospital is on the periphery of village. There are walks through woodland and orchards around the village and a superb recreation ground. The recreation ground has play areas for children of all ages, including a basketball court and skate park and for the adults, outside gym equipment and a bowls club and there is also a cricket club and football club within the village. Tunbridge Wells and Tonbridge are approximately 3.5 and 5.7 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 recently improved 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 areas.

ROUTE TO VIEW

From our office in Pembury, turn left and left again at The Green into Lower Green Road and take the seventh turning right into The Meadow. At the end of the road turn right onto Herons Way then take the next turning right into The Gill. At the T junction, turn right and the property will be found on the right-hand side at the end of the road.

AGENT'S NOTE The property benefits from gas central heating and there is double glazing throughout.

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.

Energy Efficiency Rating: D
Council Tax Band: E

Ref: P945/42025022LE/V3

