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BarnesKingsnorth



Henwood Green Road, Pembury, Kent, TN2 4LW

£585,000 Freehold

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



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THE PROPERTY

Perfect for those looking for single storey living, this wonderful bungalow offers light and bright accommodation with the benefit of secluded gardens. Welcomed into the well appointed hallway, there is plenty of storage for coats and shoes thanks to the large double storage cupboard. The solid wood floors and doors give the home a lovely cottage feel. This wooden floor continues into the sitting room, where the large bay window floods the room with natural light and the gas log burner, with feature oak mantle, is perfect for enjoying on those colder winter evenings. To the rear of the home is the large kitchen, a lovely space, perfect for cooking and entertaining friends, as there is plenty of room for a table in the small rear extension. The stunning copper extractor fan is a real statement, and there is ample storage thanks to the array of shaker style cabinets and solid wood worktops. Featuring integrated dishwasher, electric oven and gas hob, there is also underfloor heating throughout the kitchen area. The current owners have a small utility room set up with space for fridge freezer, washing machine and tumble-dryer. The solid wood flooring continues into all three of the bedrooms. The master, to the front of the property, is a great size with ample space for a large bed, plus there is a full wall of built in storage cupboards. The second bedroom enjoys views over the garden, and again is a good size, whilst the third bedroom is ideal as a study or dressing room, and also has a small wardrobe.

OUTSIDE

The property enjoys large front and rear gardens, To the front there is generous off road parking for 3-4 vehicles, plus a free standing garage. Lawn, path and established planting give the bungalow a 'welcoming' cottage feel. The rear garden is great size, with a large patio that is perfect for sitting in the sunshine, whilst there is also a greenhouse and plenty of room for a vegetable patch should you wish to live the good life! Surrounded by large established trees and hedges, this delightful garden is completely private and secluded.

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 popular area of the village with bus stops nearby and the allotments across the road. Pembury caters very well for everyday needs including a chemist, newsagent, doctor's surgery, library, Post office, Tesco supermarket and two local convenience stores along with public houses eateries and Churches. 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 & 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 Hastings Road. Turn left at Bo-Peep Corner into Henwood Green Road continue down the hill and you will find the property on the lefthand side denoted by our For Sale board.

AGENTS NOTE The property has partial glazed windows and is fitted with gas central heating . 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: **D**

Council Tax Band: **E**

Ref: **P973/52021051/V2/LE**



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.