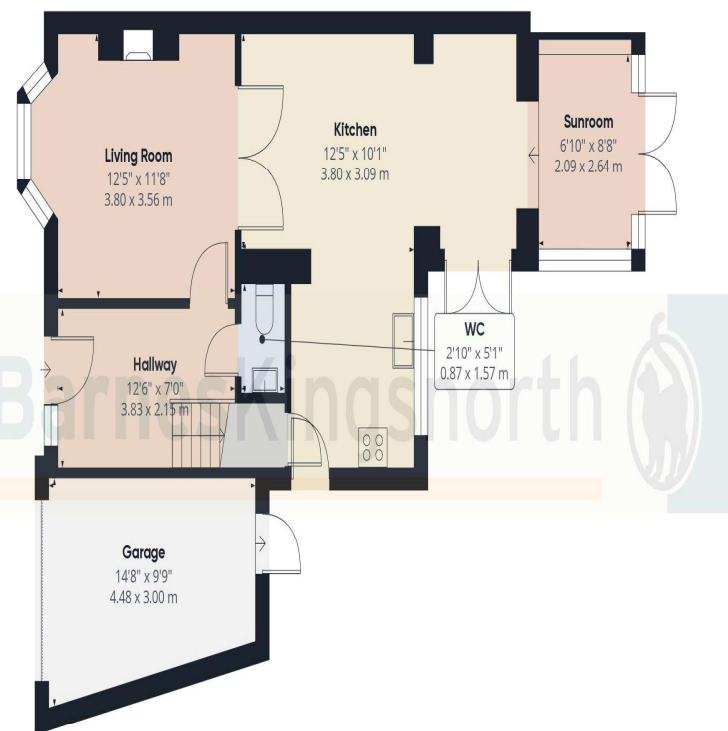


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

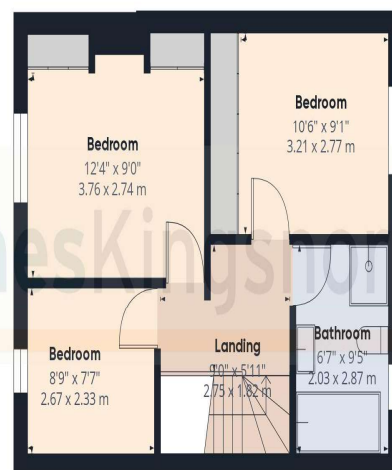
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Approximate total area⁽¹⁾

1153.66 ft²
107.18 m²



(1) Excluding balconies and terraces

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, Tunbridge Wells, Kent, TN2 4LN

£525,000 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

This beautiful family home has been lovingly updated by the current owners to create a stylish, modern house, just waiting to move straight into. From the moment you enter the hallway, you can clearly appreciate the eye for detail of the owners. With statement black doors and light oak chevron flooring, the built in storage cupboard and bench are perfect for hiding away coats and shoes. The handy downstairs WC is tucked under the stairs and is a great use of the space. The living room, to the front of the property, is light and bright thanks to the large bay window filling the room with natural light. The feature fireplace with an electric log burner is ideal for cold winters evenings. Glass doors separate the living room from the open plan kitchen / dining room. The gloss kitchen units and solid wood worktops give the kitchen a clean, modern feel, and provide no shortage of storage thanks to the full-length larder cupboards. Integrated NEFF double oven, fridge freezer and dishwasher, along with the handy breakfast bar complete the kitchen. The dining room is a great size, perfect for entertaining friends and family, with plenty of space for a large dining table. This opens into a "snug area" perfect for enjoying a coffee and watching the children play in the lovely playroom which is at the back of the home. This room, with large patio doors, enjoys views out over the garden and would be perfect as a second sitting room or even an office to work from home. To the first floor, the clean modern interior continues with three bedrooms, two double and one smaller single. Benefitting from fitted wardrobes in both of the double bedrooms. The family bathroom, with statement modern letterbox tiling, corner shower plus a beautiful free-standing bath, completes the picture upstairs.

OUTSIDE

To the front of the property there is a brick paved driveway with ample parking for a couple of cars, plus a small area of lawn and some established planting. The rear garden is a wonderful size, with plenty of space for swings or a trampoline. There is a patio ideal for enjoying a summer BBQ, a good sized lawn and established planting in flower beds down each side. A small shed at the end of the garden is perfect for storing the mower! The property also benefits from an attached single garage.



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 righthand side denoted by our For Sale board.

AGENTS NOTE The property has double glazed windows and is fitted with gas central heating. The boiler is in the kitchen and the hot water tank in the cupboard on the landing. 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: P977 /52021051/V2/LE

