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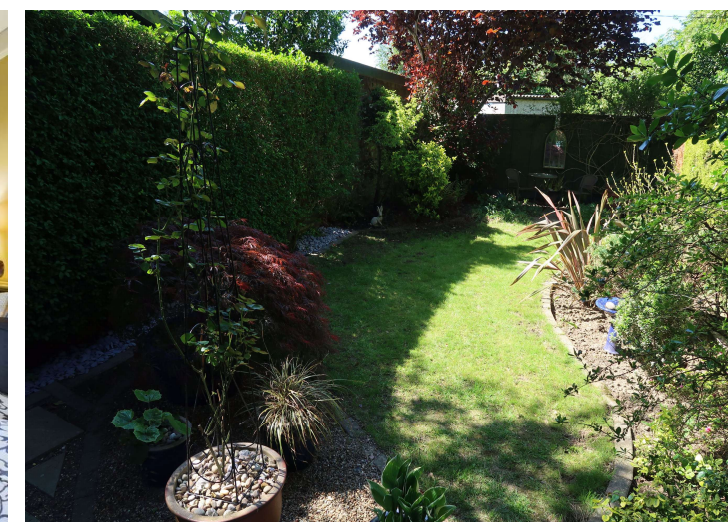
BarnesKingsnorth



ROMFORD ROAD PEMBURY

TOTAL FLOOR AREA : 1824 sq.ft. (169.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Romford Road, Pembury,
Tunbridge Wells, Kent, TN2 4JB**

£925,000 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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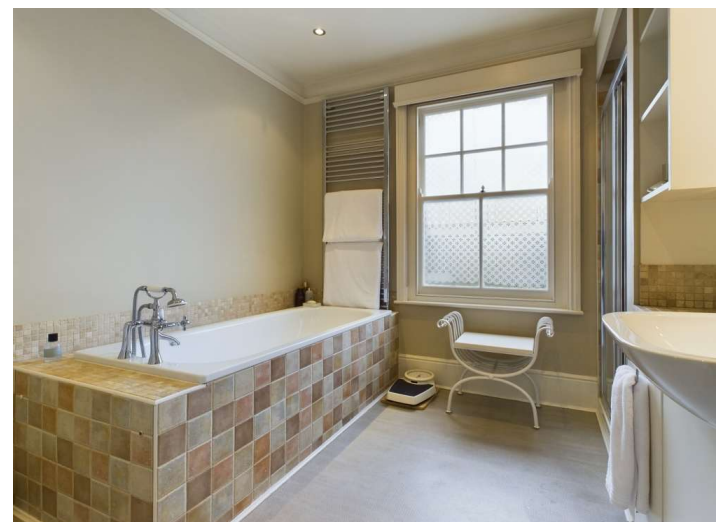


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THE PROPERTY

Elegance and grandeur will surround you as you are greeted by the timeless appeal of this semi-detached handsome Victorian family home. Situated in the favoured and convenient location of Romford Road this superb property provides well proportioned, flexible and immaculately presented accommodation over three storeys. With its breath-taking garden backing onto woodland and tasteful decoration combining character features with contemporary embellishments, this stunning property will certainly appeal to the growing family. Upon entry, the expansive hallway is flooded with light and leads into the study which overlooks the front of the property. Continue along the hallway to the dining/breakfast room with French windows overlooking the garden. The dining room opens into the lobby and here you will discover the downstairs cloakroom fitted with white WC and basin...an absolute must for the busy family. The dining room opens into the modern, well-equipped kitchen with integral appliances, providing ample storage and working space to create those culinary delights! Keep the laundry out of sight in the handy laundry cupboard. Stairs rise from the hall to the first floor where you will find two well proportioned double bedrooms (the current owners have adapted one bedroom to a sitting room). Both rooms include feature fireplaces and period embellishments. The crisp and fresh family bathroom with both bath and separate shower cubicle is located to the first floor. Stairs to the second floor where you will discover two further light and spacious double bedrooms plus a further stylish bathroom...perfect for family or guests. There is an additional benefit of generous eaves storage and top loft.

OUTSIDE This property boasts delightful, landscaped gardens which are a joy to behold, featuring swathes of landscaped lawns interspersed with well stocked borders of flowers and shrubs, the perfect opportunity for the keen horticulturist or just sit and enjoy your own lush slice of privacy. The garage adds practicality and convenience and a driveway to the front provides ample off-road parking for several vehicles. This exceptional property offers a unique opportunity to combine modern features and flexible layout in a convenient location to create a superb family home featuring both modern amenities and architectural character.



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 residential road. Pembury caters for everyday needs including a well regarded primary school, doctor's surgery, library, chemist, newsagent, public houses, eateries, farm shop, Notcutts garden centre and coffee shop, hairdressers, vets, post office, churches, Tesco supermarket and Morrisons. The Tunbridge Wells at Pembury hospital is on the periphery of the village. There are walks through woodland and orchards around the village and a superb recreation ground which has play areas for children of all ages. Tunbridge Wells and Tonbridge are approximately 3.2 and 5.6 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 A21 is close by, giving access to the M25 and all the major motorway networks and there is a regular bus service to the surrounding areas.

ROUTE TO VIEW

From our office in Pembury High Street turn left into Lower Green Road and continue along this road turning right into Romford Road. At the crossroads go straight over, continuing along Romford Road and the property will be found on the left-hand side.

PLEASE NOTE: 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. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: F

Ref: P975/521002/V2

