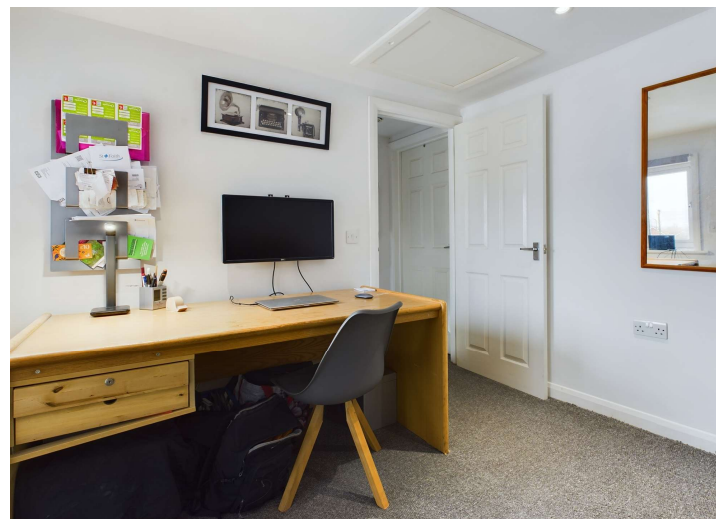


**Barnes Kingsnorth offices at:**  
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: [pembury@bkea.co.uk](mailto:pembury@bkea.co.uk)  
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: [tonbridge@bkea.co.uk](mailto:tonbridge@bkea.co.uk)  
Lettings, 141 High Street,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

# BarnesKingsnorth



**Maidstone Road, Pembury, Tunbridge Wells, Kent, TN2 4DB**

**£375,000 Freehold**

Viewings strictly by appointment with the agent  
Tel: 01892 822880  
[www.bkestateagents.com](http://www.bkestateagents.com)





1



2



1

## THE PROPERTY

Ideally located close to Pembury Primary school, this lovely, flexible and spacious two-bedroom end of terrace cottage is well presented throughout, and with woodland walks just a stroll away, there is plenty on offer in this fab home. Welcomed through the front door directly into the sitting room, there is ample space for a sofa, armchair and plenty of storage. The feature fireplace is the focal point of the room, the current vendors have an electric log burner style fire to give the room a cosy cottage feel. The kitchen to the rear of the home is clean and modern, with white gloss units and black granite style worktops. There is an integrated electric oven and hob, plus space for an undercounter wine fridge or dishwasher. The generous understairs storage is the perfect place for the fridge freezer, whilst there is still plenty of room for a kitchen table and chairs, giving you somewhere to enjoy a homecooked meal! To the rear there is a utility room, with space for a washing machine and dryer, and door to the rear courtyard. Upstairs on the first floor are two great size double bedrooms. The master bedroom enjoys double aspect windows to the front and side, so is light and bright, and has plenty of space for storage. The second bedroom is at the rear and is also a fantastic size, offering plenty of room for a large wardrobe and double bed. The home also benefits from a "walk through" room, which the current owner uses as a study, but this handy space could also be a playroom or storage, or potential to convert into a third bedroom. The family bathroom completes the picture upstairs, with crisp white suite, featuring shower over bath, WC and sink.

## OUTSIDE

The property is approached from the front via a generous front garden. Laid to lawn with footpath, there is potential to make this into a great outside space or add additional off-street parking (subject to the necessary consents). To the rear, the current owner has erected a large fence to create a private, courtyard styled garden with a small area of lawn. A fence panel could be replaced with a gate to re-instate private off-road parking, if desired. There is an attached garage to the rear of the property, which is ideal for storage.

## 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 situated on a popular road in the village, close by to the school and farm shop. 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, hairdresser, 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, 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 as well as a very well supported U3A. Tunbridge Wells and Tonbridge are approximately 3 and 6.3 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 the High Street, turn left and left again at the green, into Lower Green Road. Follow the road down where it will become Maidstone Road a short distance after the school. The property will be found on the left hand side as denoted by our For Sale board.

**AGENT'S NOTES** The property has a flying freehold and is being sold with no onward chain. The boiler is located in the cupboard under the stairs. There is currently a conservatory on the side of the property which is being removed by the vendor. In accordance with 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: C**

Ref: P977/52022050/V2/LE

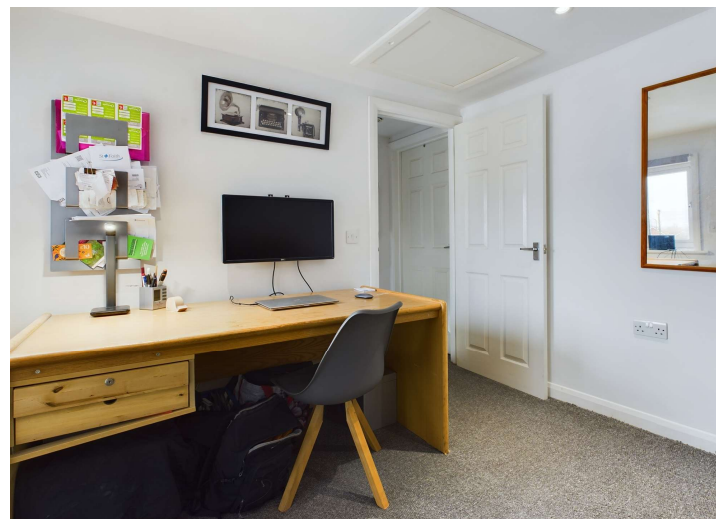


**AGENT'S NOTE:** Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed 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.



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

# BarnesKingsnorth



**Maidstone Road, Pembury, Tunbridge Wells, Kent, TN2 4DB**

**£375,000 Freehold**

Viewings strictly by appointment with the agent  
Tel: 01892 822880  
[www.bkestateagents.com](http://www.bkestateagents.com)





1



2



1

## THE PROPERTY

Ideally located close to Pembury Primary school, this lovely, flexible and spacious two-bedroom end of terrace cottage is well presented throughout, and with woodland walks just a stroll away, there is plenty on offer in this fab home. Welcomed through the front door directly into the sitting room, there is ample space for a sofa, armchair and plenty of storage. The feature fireplace is the focal point of the room, the current vendors have an electric log burner style fire to give the room a cosy cottage feel. The kitchen to the rear of the home is clean and modern, with white gloss units and black granite style worktops. There is an integrated electric oven and hob, plus space for an undercounter wine fridge or dishwasher. The generous understairs storage is the perfect place for the fridge freezer, whilst there is still plenty of room for a kitchen table and chairs, giving you somewhere to enjoy a homecooked meal! To the rear there is a utility room, with space for a washing machine and dryer, and door to the rear courtyard. Upstairs on the first floor are two great size double bedrooms. The master bedroom enjoys double aspect windows to the front and side, so is light and bright, and has plenty of space for storage. The second bedroom is at the rear and is also a fantastic size, offering plenty of room for a large wardrobe and double bed. The home also benefits from a "walk through" room, which the current owner uses as a study, but this handy space could also be a playroom or storage, or potential to convert into a third bedroom. The family bathroom completes the picture upstairs, with crisp white suite, featuring shower over bath, WC and sink.

## OUTSIDE

The property is approached from the front via a generous front garden. Laid to lawn with footpath, there is potential to make this into a great outside space or add additional off-street parking (subject to the necessary consents). To the rear, the current owner has erected a large fence to create a private, courtyard styled garden with a small area of lawn. A fence panel could be replaced with a gate to re-instate private off-road parking, if desired. There is an attached garage to the rear of the property, which is ideal for storage.

## 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 situated on a popular road in the village, close by to the school and farm shop. 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, hairdresser, 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, 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 as well as a very well supported U3A. Tunbridge Wells and Tonbridge are approximately 3 and 6.3 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 the High Street, turn left and left again at the green, into Lower Green Road. Follow the road down where it will become Maidstone Road a short distance after the school. The property will be found on the left hand side as denoted by our For Sale board.

**AGENT'S NOTES** The property has a flying freehold and is being sold with no onward chain. The boiler is located in the cupboard under the stairs. There is currently a conservatory on the side of the property which is being removed by the vendor. In accordance with 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: C**

Ref: P977/52022050/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.