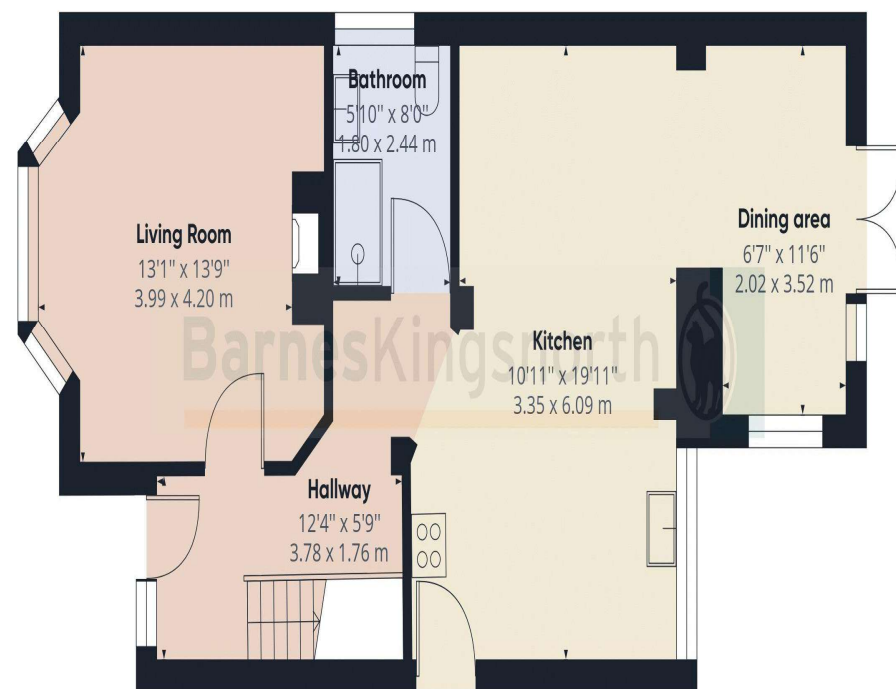


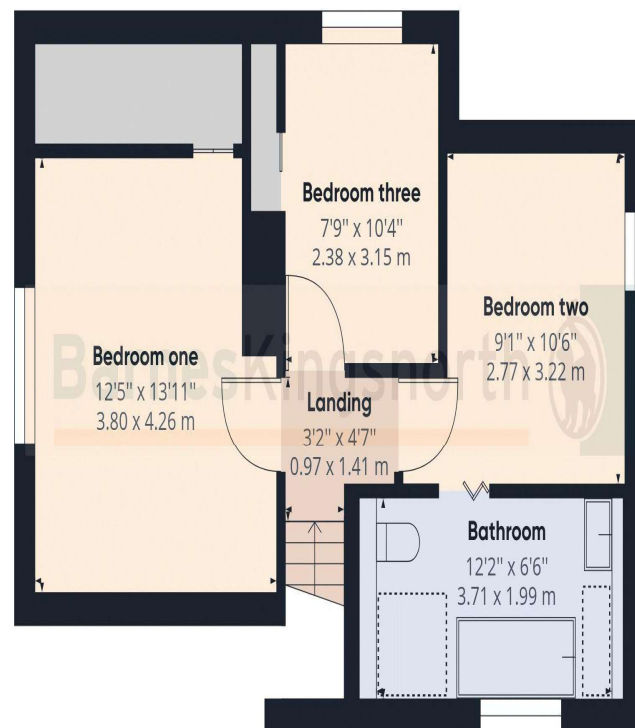
Barnes Kingsnorth offices at:

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

BarnesKingsnorth



Floor 0



Floor 1



Approximate total area⁽¹⁾

1173.19 ft²

108.99 m²

Reduced headroom

15.82 ft²

1.47 m²

⁽¹⁾ Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Henwood Green Road, Pembury, Tunbridge Wells, Kent, TN2 4LE

£500,000-£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



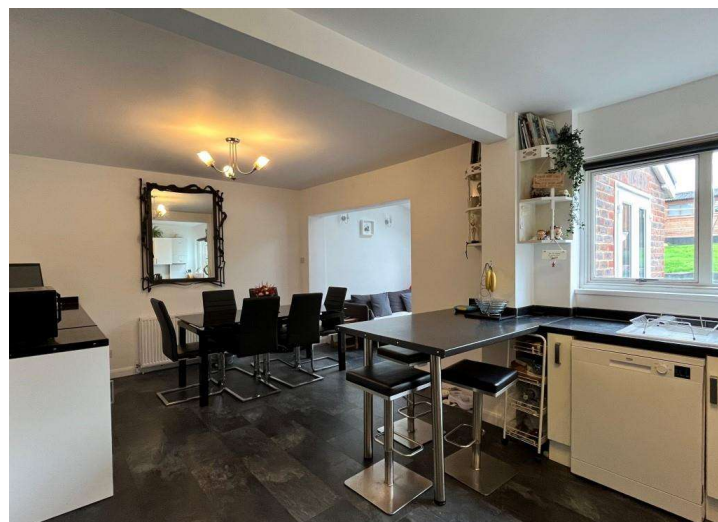
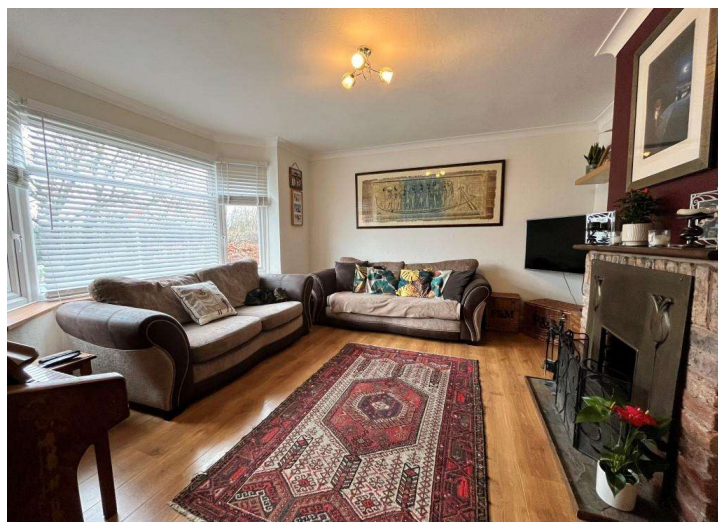
2

THE PROPERTY

This detached & neatly presented house enjoys well-proportioned accommodation and flexibility for family life. The enclosed entrance opens into a hallway with excellent storage, having a large under stairs cupboards and a further space for hanging coats. The sitting room has plenty of space for families or for entertaining with a wide bay window to the front and a most attractive, open fireplace for winter fires. The downstairs bathroom is fitted with a white suite of wash basin, WC and large walk in shower. The modern kitchen includes white gloss units and black laminate work surfaces, incorporating a large white ceramic sink, space for a dishwasher and wine fridge, and space for large range style electric oven. This sunny room is open plan with a separate dining area which also includes a range of units and space for a washer/dryer. The room opens out to a lovely seating/snug area with double aspect windows & double doors to the rear garden. Stairs to landing and the 3 bedrooms. The front, main bedroom is a generous size with a large fitted wardrobe, bedroom 3 is a good size single with plenty of play space for a child's bedroom and bedroom 2 is a double with aspect to the rear garden. Currently accessed off bedrooms 2, the upstairs bathroom has a jacuzzi bath, WC and wash basin. With the necessary consents, there is certainly scope to adapt and create an additional bedroom if required.

OUTSIDE

The driveway to the front provides off road parking for 3 cars. A timber gate to the side leads through to the well maintained garden. A large paved patio adjacent to the rear of the house leads up to a good sized lawn with plenty of space for a football goal or trampoline. At the far end of the garden, there is a large shed and a further seating area. This really is a great garden for a family or a keen gardener. To the rear of the property there is also a large garage with lighting and power.



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 left hand side denoted by our For Sale board.

AGENTS NOTE The property has double 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: E

Council Tax Band: E

