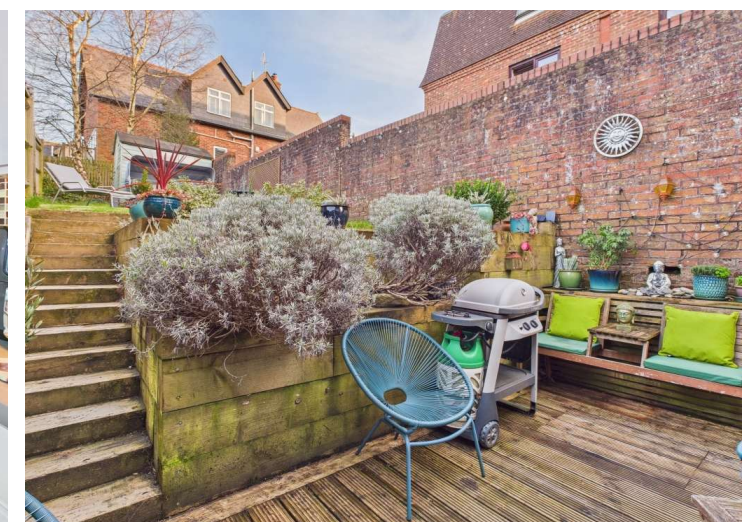


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## £430,000 Freehold

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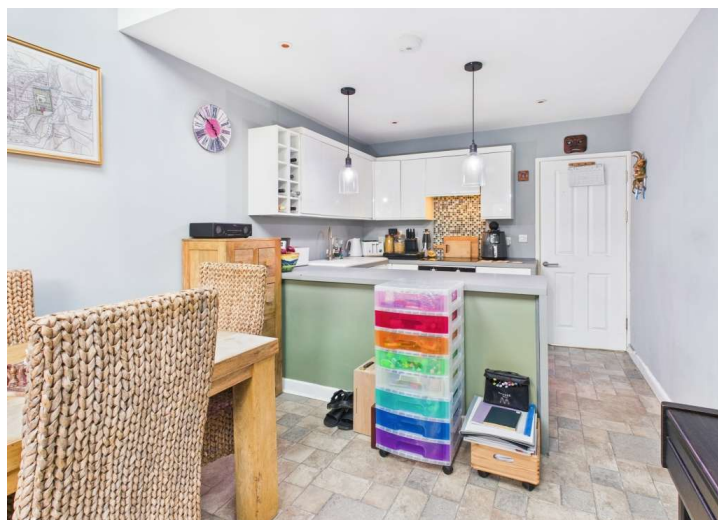
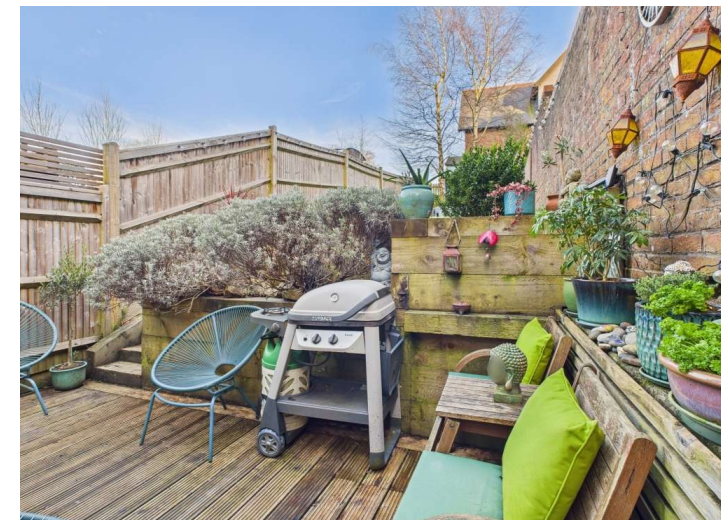
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## THE PROPERTY

This neatly presented End of Terrace is positioned at the end of a cul-de-sac and conveniently located for the village centre & local amenities. With contemporary styled accommodation & neutral decor, this family home is 'move in ready!' Entrance door into hallway with cloakroom and large utility cupboard for washing machine & tumble dryer. Door into the sitting room, a light & airy room with large bay window to the front. The inner hallway leads to the super kitchen/dining/family room which again is light & bright with skylights and full width bi-fold doors to the garden. The kitchen area is comprehensively fitted with a range of sleek, white units & worktops and includes built-under electric oven, ceramic hob, integrated extractor and there is space for an under counter fridge too. The layout provides a natural division to the room ideal for relaxed family meals or keeping an eye on the homework whilst dinner is cooking. Stairs from the hallway lead up to the first floor where you will find two double bedrooms and a smart family bathroom. Further stairs continue up to the top floor and the third bedroom.

## OUTSIDE

Neat frontage with brick paved driveway and parking for two cars. Side access to the rear garden which is attractively landscaped and fully enclosed; brick wall to one side and fencing to the other. A decked terrace in front of the bi-fold doors is the ideal spot for those good weather barbecues and steps lead up to the main area of garden which is laid to lawn. There is plenty of room for children or pets to play and a garden shed for equipment 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 set in a cul-de-sac of houses and modern apartments with bus stops and the allotments a short walk away. Pembury caters for everyday needs including a chemist, newsagent, doctor's surgery, library, public houses, eateries, Notcutts garden centre and coffee shop, hairdresser, Post office, churches, Tesco supermarket and two local convenience stores. The Tunbridge Wells at Pembury Hospital is on the periphery of the village. The recreation ground 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 within the village and 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 and at the bottom of the hill, turn left into Stanam Road. The property will be found at the end 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: C**

**Council Tax Band: D**

**Ref: P988/52023070/V3**

