

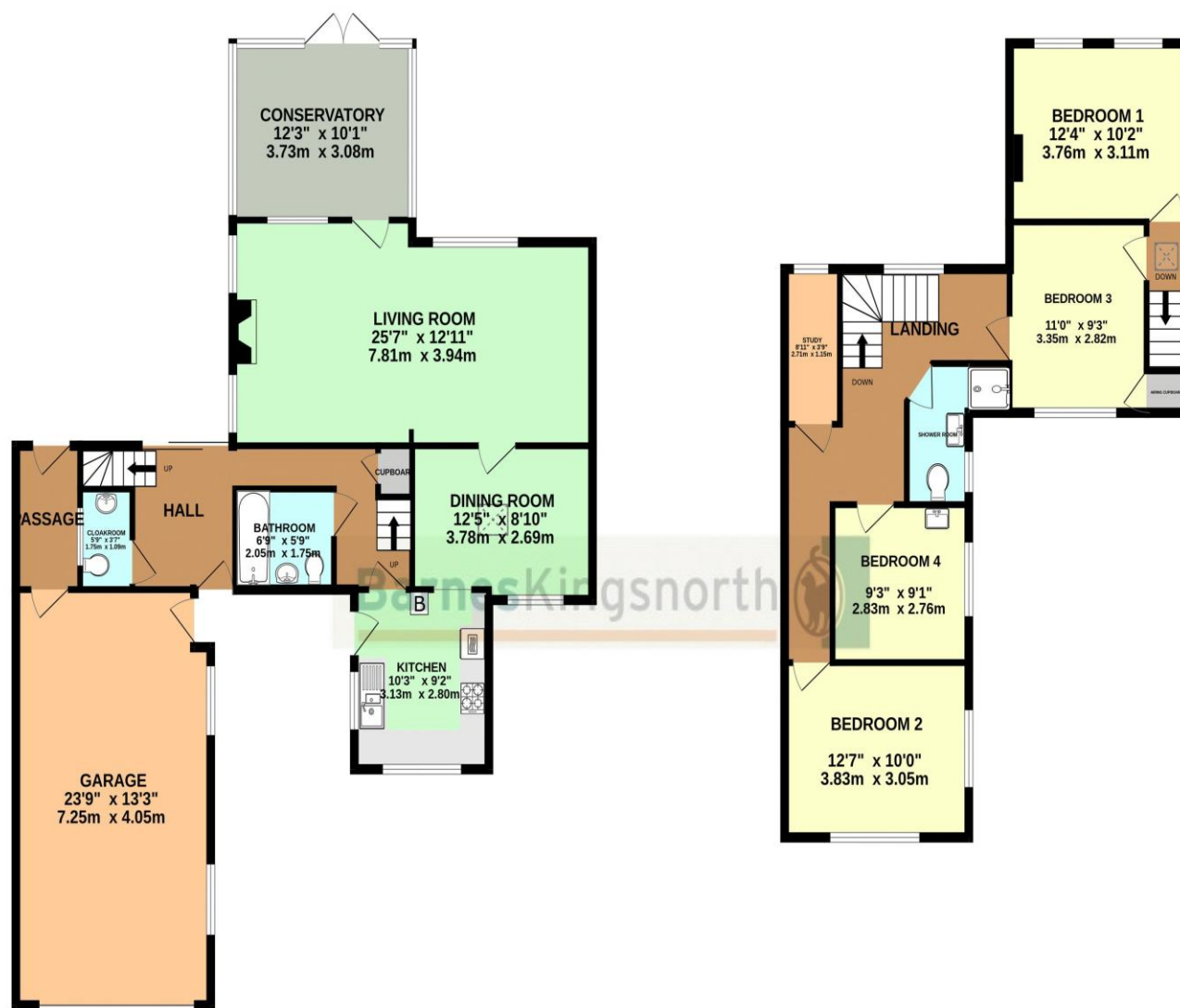
Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
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 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



GROUND FLOOR
1154 sq.ft. (107.2 sq.m.) approx.

1ST FLOOR
685 sq.ft. (63.6 sq.m.) approx.



ROMFORD ROAD PEMBURY

TOTAL FLOOR AREA : 1839 sq.ft. (170.8 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 4BB**

£645,000 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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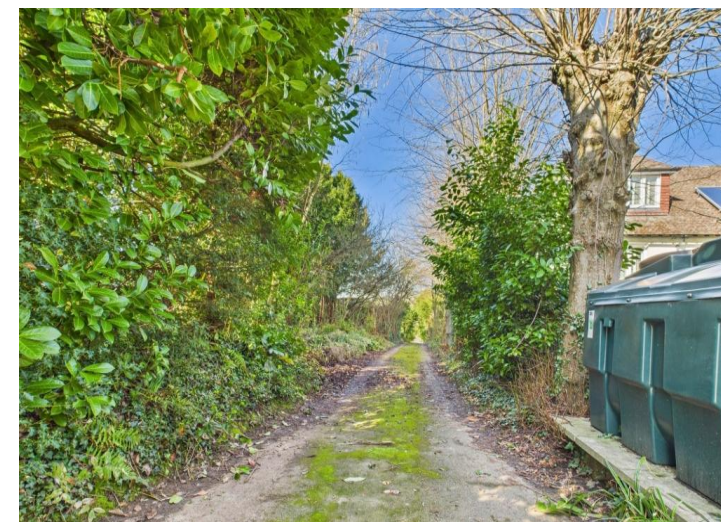
THE PROPERTY

Tucked away, yet convenient for Pembury village. this unique, character, cottage, is set in a semi-rural location down a tree-lined private drive. It offers a superb opportunity for the in-coming purchaser to renovate and update to their own individual style along with scope for further extension if required. Enter through the kitchen which currently has a comprehensive range of units, worktops and fitted appliances and is now ready for a re-style ...lots of potential to become the hub of the home, for entertaining and those family meals. The oil-fired boiler is housed in here. Conveniently leading into a separate dining room which in turn leads into a bright and spacious living room of excellent proportions and includes architectural character features and with an aspect over the mature garden. The living room opens into a conservatory which is flooded with natural light. There is a downstairs bathroom currently fitted with a grey suite plus a separate cloakroom which completes the ground floor accommodation. A staircase from the inner hall leads to Bedroom One (to the rear) and Bedroom Three (to the front) both well-proportioned and perfect for families or guests. The adjacent landing includes an office/study, a separate shower room and two further good size bedrooms.

OUTSIDE

Driveway leading to five-bar gate and further driveway parking and access to the expansive garage adding practicality and convenience. The mature rear garden is laid to lawn and boasts uninterrupted views over fields, farmland and woodland to the rear. Offering a fabulous opportunity for the budding horticulturist to create their perfect outside space. The garden currently has a pond, greenhouse and two sheds which are included in the sale. Breathe new life into this individual property and create your perfect home in idyllic countryside.

AGENTS NOTE: The property has oil fired central heating and is being sold with NO ONWARD CHAIN!



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. 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 along a private drive on the right-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: F

Council Tax Band: E

