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**Henwood Green Road, Pembury,
Tunbridge Wells, Kent, TN2 4LN**

£550,000 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

Originally built in 1840 and extended in the 1970s, this well-appointed bungalow is tucked away in a popular area of Pembury. With the village shop just a short stroll down the road, plus the bus stop just outside the home, it is perfect for anyone looking for a quiet bolthole, but with village amenities close by. A small porch on the front of the home opens into the dining room via a beautiful stained glass door. There are character features galore with solid wood flooring, oak beams and open brick fireplace. The dining room opens through pocket doors into the sitting room, where the period cottage feel continues with the wooden floor and dark cladded walls. The light and bright kitchen, with triple aspect windows, is clean and fresh with white cabinets and worktops. Appliances include freestanding gas oven, and space for undercounter fridge and freezer, and there is ample space for a kitchen table and chairs. The character cottage ambience continues into the three generously sized double bedrooms, with exposed beams, original herringbone flooring and panelled walls. Each room offers plenty of space for a double bed and storage thanks to the fitted wardrobes. The master bedroom also enjoys a small en-suite shower room with WC and sink. The family bathroom, with shower over bath, WC, sink and space for large storage dresser completes the accommodation.

OUTSIDE

Tucked away behind established hedges, the property enjoys large wrap around gardens. To the front, there is parking on the driveway for 4 cars, with a double garage for additional parking and storage. Laid to lawn, there is plenty of mature planting, which continues around the house into the large open rear garden. A private patio is ideal for enjoying a morning coffee, and as you weave your way down the garden through established flower beds, it opens out into a large lawned area where there is also a greenhouse. This fantastic outside space is ideal for any green fingered gardener!



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 property is set on a popular road in the village as it is close by to the well-regarded primary school, doctors surgery, library, local convenience store, and bus stops. There are miles of country walks through woodland, farmland and orchards nearby. Pembury caters for everyday needs including a chemist, newsagent, public houses, eateries, farm shop, Notcutts garden centre and coffee shop, hairdressers, Post office, churches, Tesco supermarket and local convenience stores. 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 and football club within the village. The Tunbridge Wells at Pembury Hospital is on the periphery of the village. Tunbridge Wells and Tonbridge are approximately 3.3 and 5.9 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. 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 the High Street, turn left into Lower Green Road and take the third turning on the right hand side into Romford Road. At the T-junction turn right into Henwood Green Road. The property will be found on the left hand side.

AGENT'S NOTE The property requires some updating, however it does benefit from a new roof. 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.

Energy Efficiency Rating: D

Council Tax Band: E

Ref: P1000/52025031/V1/LE

