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Highfield Close, Pembury, Kent, TN2 4HQ

£499,950 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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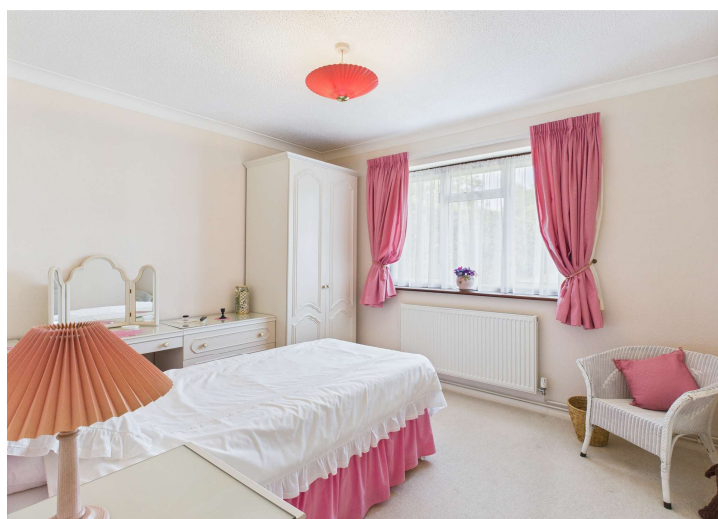
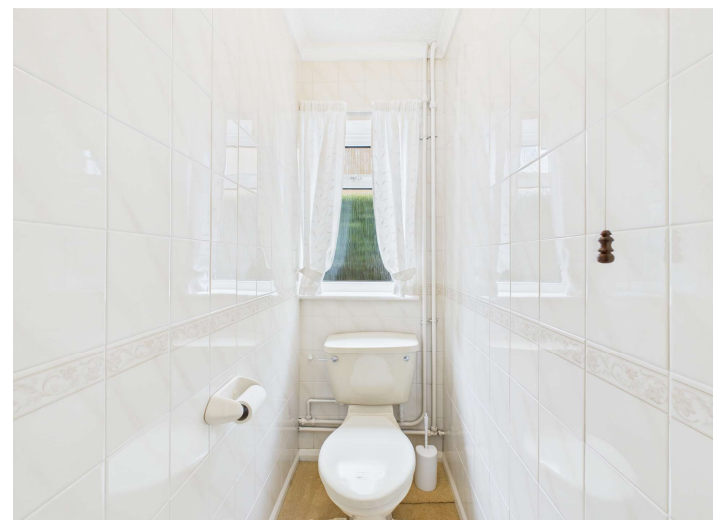
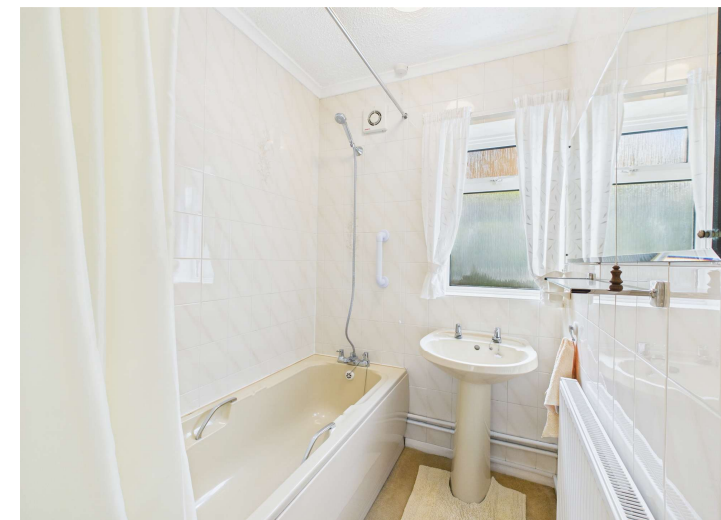
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THE PROPERTY

Ideally situated in the heart of Pembury village, with the High Street and bus stops just a short walk away, this wonderful three-bedroom detached chalet bungalow has been well maintained and offers versatile living. Welcomed through the front door into the internal hallway, with large understairs storage cupboard. The bright dining room overlooks the front of the property and enjoys ample space for a large dining table and chairs. Enjoying views over the rear garden through the large patio doors, the well-appointed sitting room, with electric fire, is a wonderful place to sit and watch the goings on in the garden, and also enjoying these views to the rear, is the large double bedroom located on the ground floor. The clean and modern kitchen with white shaker kitchen and wood effect worktops, offers a range of wall hung and floor cabinets and includes a free-standing electric oven, whilst the handy breakfast bar is the perfect place to enjoy a morning coffee. With doors to both front and rear gardens, the laundry room includes a washing machine, and space for fridge freezer, as well as additional cupboard space. Completing the picture on the ground floor is the family bathroom featuring shower over bath and a sink, and there is a separate WC. To the first floor are two large double bedrooms, each with double aspect windows and eaves storage. In addition, there is a large area of loft, ideal for storage.

OUTSIDE

The attached garage with up and over door, and door to the rear garden could be converted into additional living space, subject to the necessary planning, if desired. To the front, there is a driveway with parking, as well as small area of lawn. The secluded rear gardens have been well maintained, laid mainly to lawn with large established hedging providing plenty of privacy. The patio running the width of the home is perfect for garden furniture, and there is also a greenhouse, ideal for any green fingered gardeners.



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 desirable cul-de-sac set in the heart of the village, within walking distance of most of the village amenities and close to the High Street and village green, with a footpath around the corner leading onto Hastings Road and the High Street. 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 a short walk away. 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 as well as a very well supported U3A. Tunbridge Wells and Tonbridge are approximately 2.9 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. Take the first turning on the right into Amberleaze Drive and then right into Highfield Close. Continue to the bottom of the road, following it to the right, where the property will be found after a short distance on the right-hand side.

AGENT'S NOTE The property is fitted with double glazing and has gas central heating. 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: E

Council Tax Band: E

Ref: P1001/52025041/V2/LE

