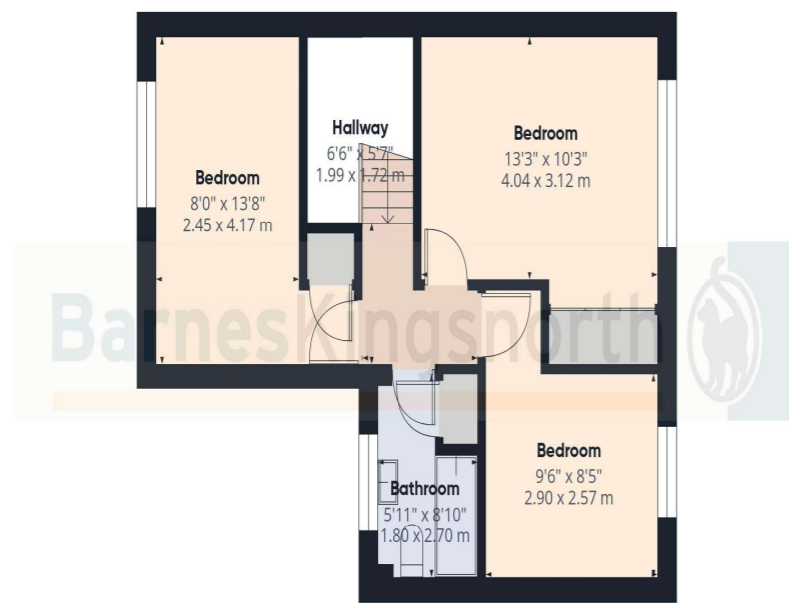
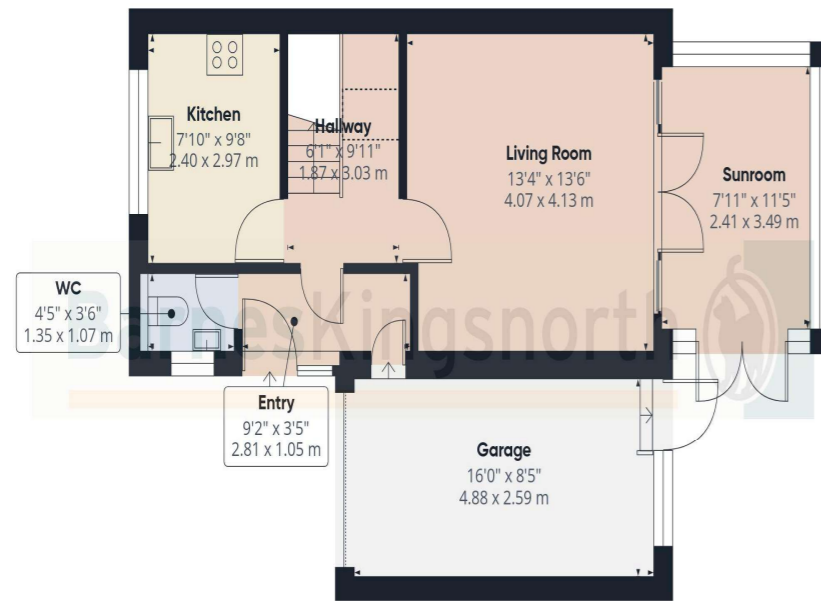


**Barnes Kingsnorth offices at:**  
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# BarnesKingsnorth



Approximate total area<sup>m</sup>

1068 ft<sup>2</sup>

99.4 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>

0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**Sweeps Hill Close, Pembury,  
Tunbridge Wells, Kent, TN2 4LT**

**£435,000 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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3



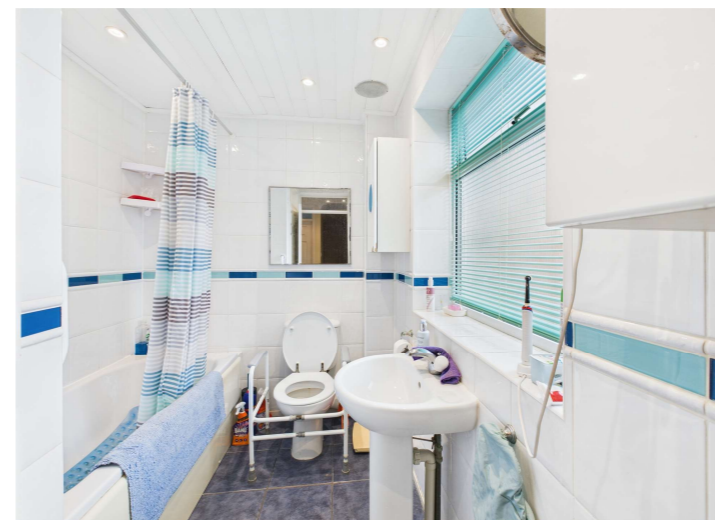
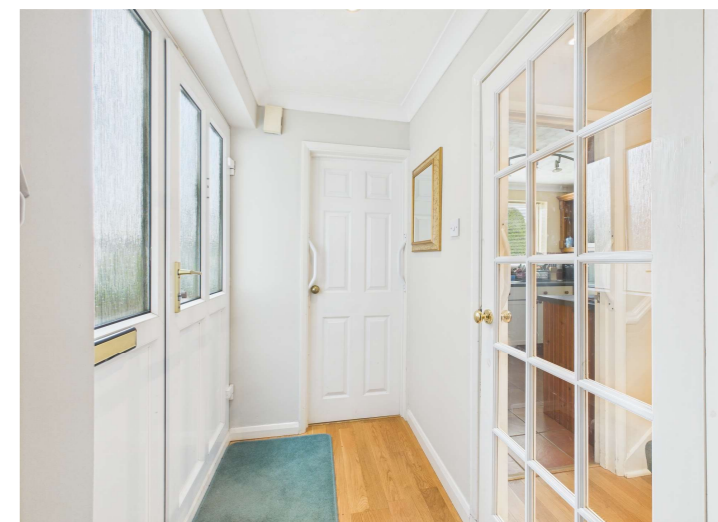
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## THE PROPERTY

Now ready for new owners, this modern style, terraced house offers good size accommodation in a convenient location and is ideal for a family. Nestled in a quite cul-de-sac, within walking distance of the village school, the property comprises: Door into entrance porch with cloakroom off and handy access into the integral garage. Glazed door into the hallway and access to all the rooms. With aspect to the front, the kitchen is well fitted with a range of units & worktops and includes built-under electric oven with ceramic hob & canopy extractor over. The dishwasher is included and there is space for a fridge/freezer too. Wood laminate flooring flows from the hall into the good size living room which in turn opens into the lovely conservatory/sunroom. As well as providing additional 'light & bright' living space, the two rooms together are ideal for when all the family gather or you are entertaining. Practical ceramic tiled flooring is perfect for children & pets when they are in & out to the garden. On the first floor you will find landing with airing cupboard, the three good size bedrooms and a crisp & white bathroom.

## OUTSIDE

Low maintenance frontage with plenty of driveway parking. Integral garage which is currently being used as a utility area with space & plumbing for washing machine & tumble dryer. Rear garage door to the garden which is fully enclosed and well screened. There is lawn for the children to play and neat borders for pots & shrubs.



## 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, with the surgery, convenience store and school just a short walk away. 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, including a basketball court and skate park. For the adults, there is 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 3.4 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 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, turn left and left again at The Green into Lower Green Road and take the fourth turning right into Romford Road, turning right at the staggered crossroads. Take the first turning on the right into Sweeps Hill Close where the property will be found 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: D**

**Council Tax Band: D**

Ref: P1003/525012/V1

