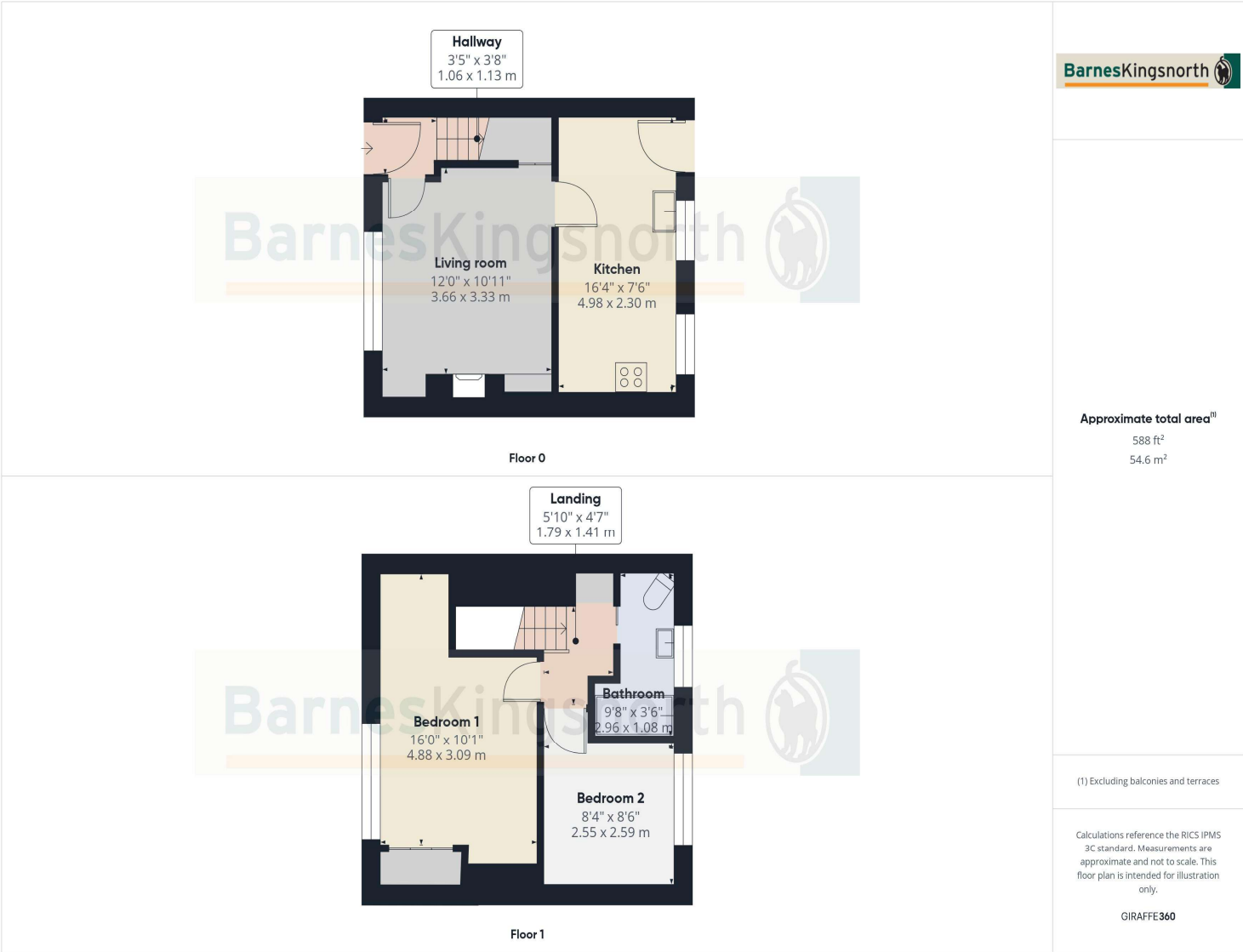


**Barnes Kingsnorth offices at:**  
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk



**Elmhurst Avenue, Pembury, Tunbridge Wells, Kent, TN2 4DA**

**£350,000 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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## THE PROPERTY

Tucked away at the bottom of Pembury village, close to woodland walks and the village primary school, this wonderful two bedroom mid-terrace home has plenty to offer and the opportunity to make your own. Entrance to the front of the property, the sitting room is a great size, with ample space for your sofa and TV, and a small dining table, if desired, plus it is light and bright thanks to the large window. The electric fire is the focal point of the room and there is plenty of storage thanks to the cupboards either side of the fireplace. The kitchen, overlooking the garden to the rear, is a generous size with plenty of storage in the white Shaker style cabinets, and includes integrated oven, gas hob and fridge freezer, plus space for a dishwasher. To the first floor there are two good size bedrooms, a double overlooking the front, with built in wardrobes and a handy nook for a desk or further storage. A second smaller double bedroom which looks out over the garden to the rear. The family bathroom features a crisp white suite, with shower over bath, WC and sink.

## OUTSIDE

The property is approached via a small front garden, laid to lawn with some established planting. The real standout feature of this property is the fantastic size rear garden, a real suntrap, with a feature circular patio for your garden furniture. The beautiful Acer tree in the centre of the lawn really catches your eye! The property also benefits from a handy brick outbuilding, including an outside WC, there is both electricity and running water to the building and the current owners have used the space as a utility room.



## 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 popular road favoured by families as it is within a short walk of the well-regarded primary school and has walkways through to Maidstone Road for the nearest bus stop, Downingbury Farm Shop and extensive woodland walks which in turn, lead to the recreation ground. 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, tennis courts and a bowls club and there is also a cricket club and football club within the village and well supported U3A group. Pembury caters for everyday needs including a chemist, newsagent with Post Office counter, doctor's surgery, library, public houses, eateries, Notcutts garden centre and coffee shop, hairdressers, churches, Tesco supermarket and two local convenience stores. The Tunbridge Wells at Pembury Hospital is on the periphery of the village. Tunbridge Wells and Tonbridge are approximately 3.6 and 5.5 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 left again into Lower Green Road. Continue along and just past the primary school, turn left into Church Road. Take the right hand turn into Elmhurst avenue and follow the road all the way to the bottom where the property will be found at the head of the cul-de-sac.

**AGENTS NOTE** The property is double glazed and has gas central heating with the boiler located in the wardrobe in bedroom 1. 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: C**

**Council Tax Band: C**

**Ref: P1005/52026011/V2/LE**

