

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



Canterbury Road, Pembury, Tunbridge Wells, Kent, TN2 4JT

£350,000 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.



2



2



1

THE PROPERTY

Lovingly updated by the current owners, this wonderful mid-terrace house in the heart of Pembury is perfect for anyone looking to move straight into a home and just unpack and enjoy! Welcomed through the front door into a small porch, with space to hang your coat after a busy day, the home opens to the calming front room. Decorated in muted grey tones, with feature brick fireplace, it is the ideal place to sit and relax and watch a film. A great size, thanks to the large square bay, with space for two sofas, there is also a handy understairs cupboard for hiding the Hoover! The kitchen at the rear of the home is light and bright, with fitted cabinets and wood style worktops, and the brick effect tiling continues the warm and welcoming feeling. Fitted with integrated oven, hob, fridge freezer and dishwasher, and with room for a kitchen table to seat a family it is the perfect place for an evening meal, especially in the summer when you can open the doors and enjoy views out to the garden! Just off the kitchen, to the rear of the property is a handy utility room with space for your washing machine and tumble dryer, leading to the downstairs WC. To the first floor, the airy feeling continues into the two great sized bedrooms. Completing the first floor picture, the family bathroom, with statement black and white tiles features WC, sink and shower over bath along with storage in the small airing cupboard.

OUTSIDE

To the front of the property is a small courtyard, ideal for some plant pots to bring colour and storage for your bins. The rear garden is a lovely sunny space. The generous size patio is perfect for a table and chairs, which leads to the area of lawn, and then down to the handy garden shed!



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 and Morrisons supermarkets. 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, a basketball court and a skate park. 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 and continue along the High Street, through the traffic lights into Hastings Road. Continue past the King William IV Public House and take the next turning on the left into Canterbury Road. 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: C

Ref: P1007/52026052/V1/LE

