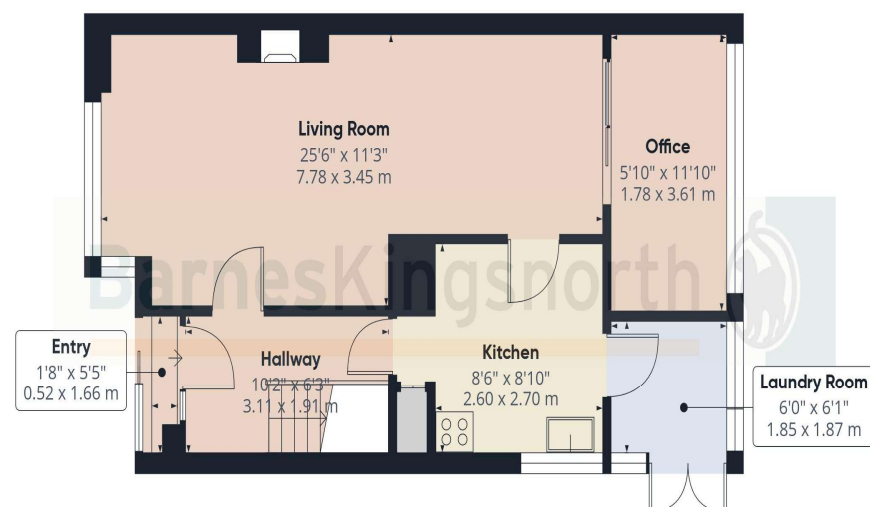


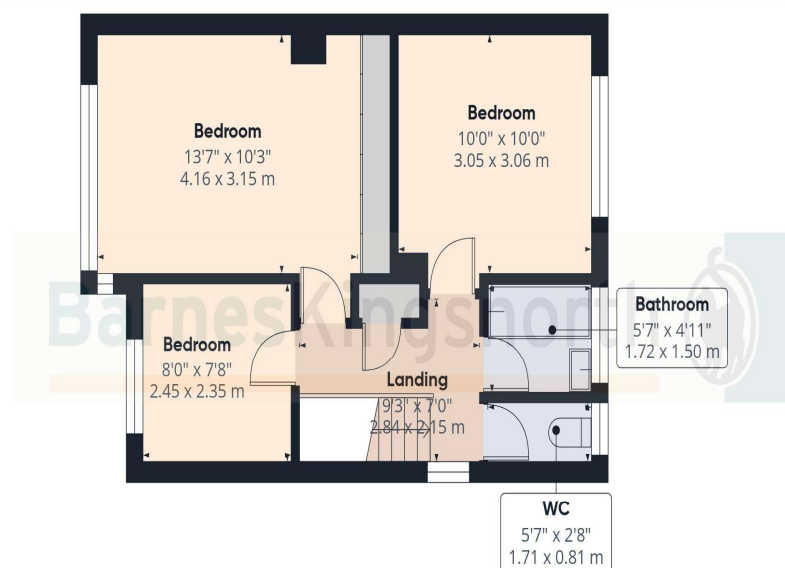
Barnes Kingsnorth offices at:

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



Floor 0



Floor 1

BarnesKingsnorth

Approximate total area^m
 937 ft²
 87 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



The Meadow, Pembury, Tunbridge Wells, Kent, TN2 4EH

£485,000 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



3



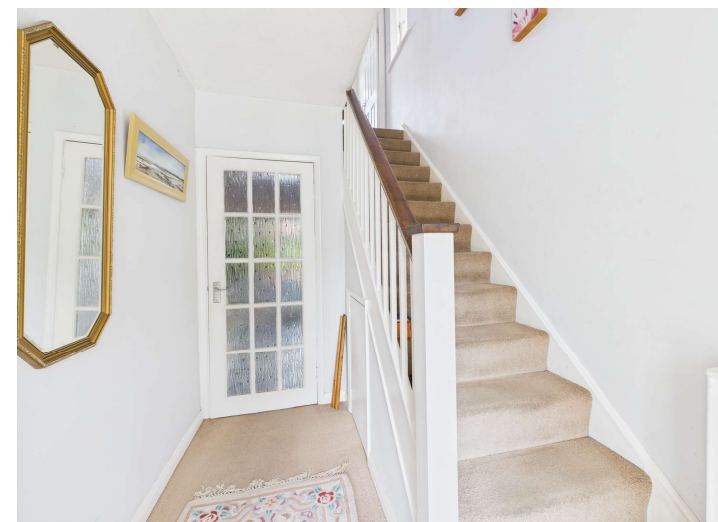
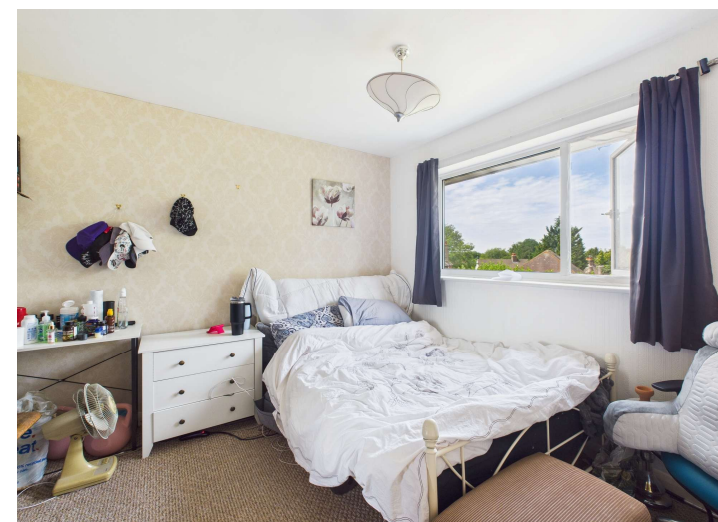
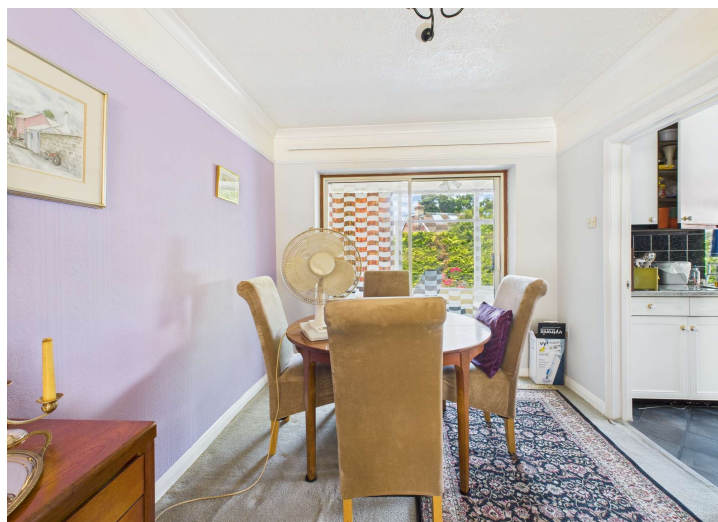
1

THE PROPERTY

Take a look at this lovely family house in a most convenient location within an easy walk of well-regarded Primary school. The well-planned accommodation offers generous, flexible living. Spacious entrance hall with useful storage cupboards. The sitting room is a good size with most attractive bay window to the front and feature brick fireplace. Offering plenty of space for a large sofa plus dining table and chairs, this generous room is perfect for entertaining and when all the family gather. Sliding patio doors open into the cedar wood conservatory to the rear which is ideal as a handy office / playroom, and enjoys views out over the garden. The well fitted kitchen, with a range of white cabinets and stone effect worktops includes free standing electric cooker and space for undercounter fridge, freezer and washing machine. There is access off the kitchen into the other end of the conservatory, a useful small utility and extra storage space. Stairs lead to the first floor, where you will find an airing cupboard and three bedrooms, with the master benefitting from fitted wardrobes. The family bathroom with crisp white suite comprising shower over bath and sink, and separate WC completes the picture.

OUTSIDE

Neatly presented frontage with lawn, borders and brick-block driveway for parking along with a detached single garage. The rear garden is a delight being fully enclosed and enjoying a westerly aspect. The patio, which wraps along the back and down the side of the home to the garage, is ideal for enjoying a summer BBQ seating area, with the rest of the garden laid to lawn with established planting.



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 residential road, popular with families as it is within walking distance of the well-regarded primary school as well as the doctor's surgery, library, farm shops and local convenience store. Pembury village caters for everyday needs including a chemist, newsagent, public houses, eateries, 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 village. There are walks through woodland and orchards around the village and a superb 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 and a bowls club and there is also a cricket club and football club within the village. Tunbridge Wells and Tonbridge are approximately 3.5 and 5.7 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.

ROUTE TO VIEW

From our office in Pembury, turn left and left again at The Green into Lower Green Road and take the seventh turning right into The Meadow. The property will be found along the road on the left hand side. PLEASE NOTE In accordance with the recent changes to 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. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: D

