

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



Ridgeway, Pembury, Tunbridge Wells, Kent, TN2 4ER

£490,000 Freehold

Viewings strictly by appointment with the agent
 Tel: 01892 822880
www.bkestateagents.com



2



3



1

THE PROPERTY

Located in a sought-after area in Pembury village close to the local primary school, this semi-detached home is perfect for the growing family. Entrance door takes you into the hallway with space to hang your coats. The converted garage overlooking the front of the property is now home to the utility room with space for washing machine and tumble dryer. The current owners also use this space as a study as there is also plenty of room for a desk. The handy downstairs WC is just down the hallway. The bright and spacious through living room has ample room for comfy seating plus the feature fireplace with log burner brings a cosy feel to the room in the colder months. This flexible living space could also be used as an office space or dining room, opening at the end of the room into the conservatory, which is a great addition to the downstairs living space. The kitchen is fully fitted with ample storage and working space to create family meals and includes integrated oven and electric hob plus space for a freestanding dishwasher and under-counter fridge. There is a double glazed door which leads to the back garden. Stairs from the hall take you up to the first floor where you will find the three good sized bedrooms, two double bedrooms and a single, all fitted with storage cupboards. The modern family bathroom is fully tiled, fitted with crisp white suite and completes the accommodation. In our opinion, this house offers lots of potential and will certainly appeal to those searching for a village location and convenience to local school.

OUTSIDE

Ample off-road parking is provided on the driveway at the front of the property. There is a generous rear garden, fully enclosed and with area of lawn, perfect for the children to let off steam while you relax on the paved patio and enjoy a morning cup of coffee. The property backs onto woodland so you can enjoy privacy and a true rural feel. This home benefits from 8 solar panels on the roof, from which the current owners receive a quarterly payment for energy generated.

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 attractive property is set in a popular road within walking distance of the well regarded primary school and local amenities. Pembury caters for everyday needs with a chemist, newagent, public houses, eateries, farm shop, hairdressers, Post Office, churches, vets and Tesco supermarket and Notcutts being nearby. The recreation ground has play areas for children of all ages, including a basketball court and skate park, outside gym and a bowls club. There is also a cricket club and a football club. The Tunbridge Wells at Pembury Hospital is on the periphery of the village. Tunbridge Wells and Tonbridge are approximately 3.3 and 6.5 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 uder an hour. 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

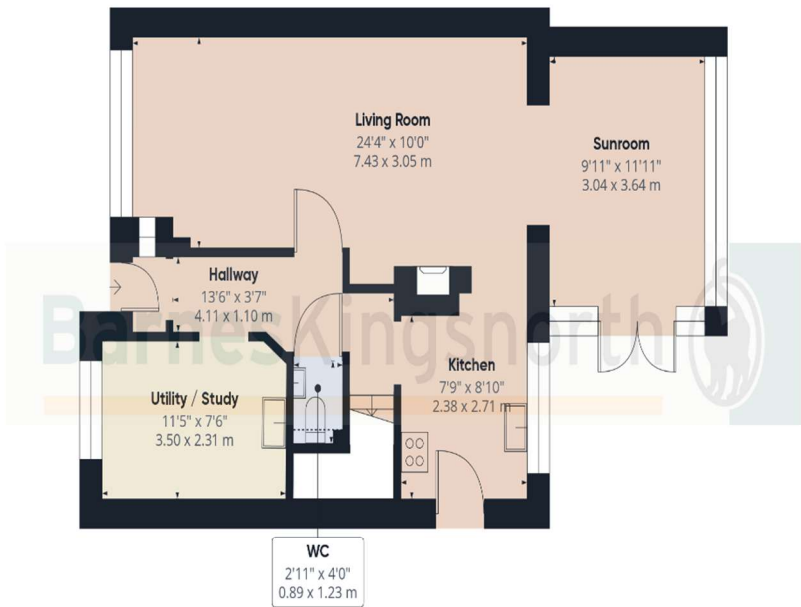
From our office in the High Street, turn left into Lower Green Road and then take the first on the left into Ridgeway. Continue down the road and the property will be found on the left-hand side.

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 customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

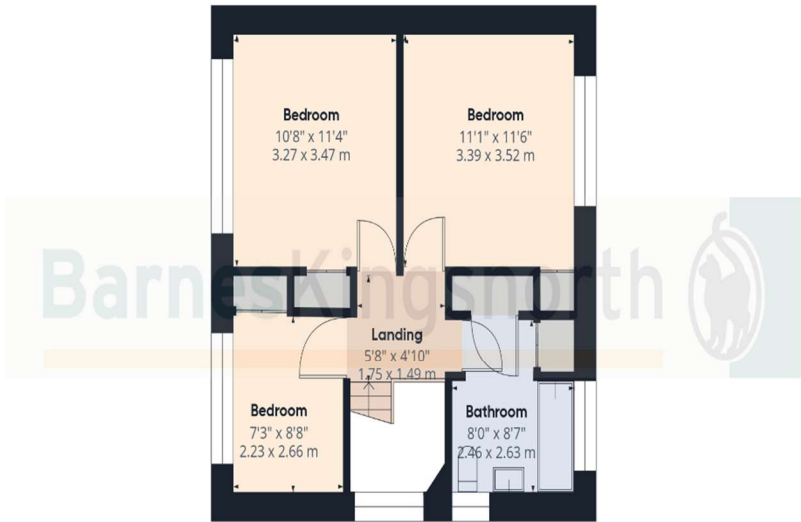
Energy Efficiency Rating: C

Council Tax Band: D

Ref: P955/52021111/LE/V2



Floor 0



Floor 1



Approximate total area^m

1084.68 ft²
100.77 m²

Reduced headroom

0.97 ft²
0.09 m²

(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

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.