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Maidstone Road, Pembury, Tunbridge Wells, Kent, TN2 4DE

£500,000 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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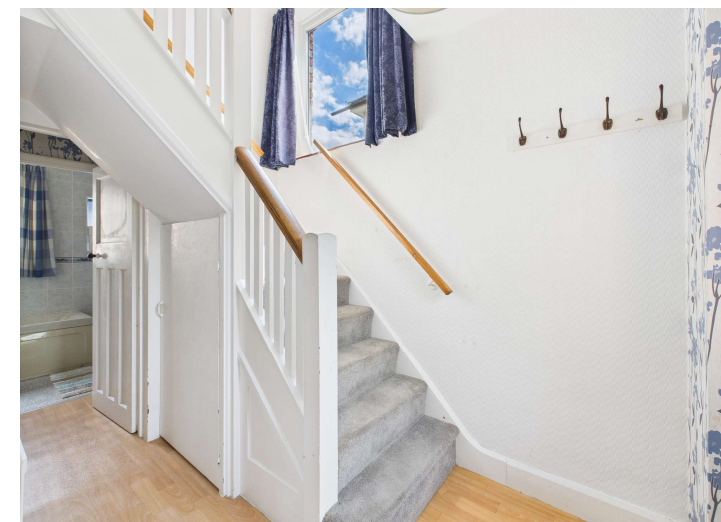
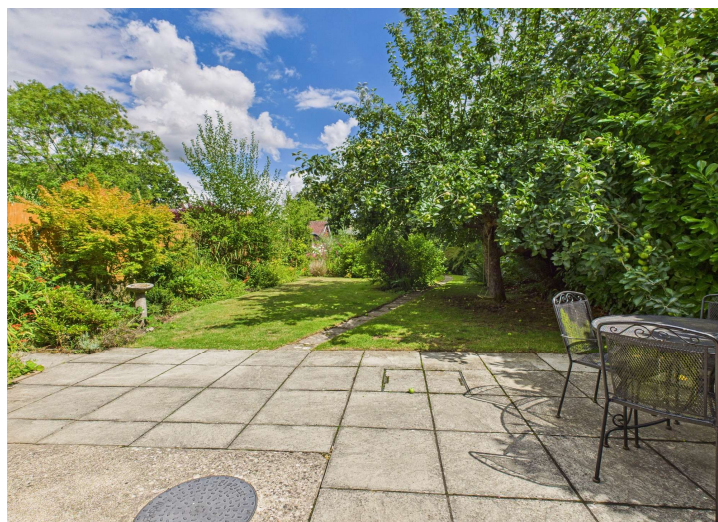
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THE PROPERTY

This wonderful 1930s three-bedroom family home, with large flat rear garden, offers plenty of opportunity to extend and modernise, subject to the necessary planning. With statement brick archway external covered porch, you are welcomed into the hallway, with understairs cupboard for storage, and space to hang your coat. The well appointed sitting room to the front of the home, bright and airy thanks to the large square bay window, offers plenty of space for a large sofa, whilst the statement tile fireplace with open fire, is the focal point of the room. To the rear of the home is the open plan dining room / kitchen. Offering the perfect place for entertaining friends or eating with family, there is room for a large family table. The kitchen, with a wide range of modern white shaker style units and granite style worktops, includes an integrated electric oven, gas hob and space for both undercounter fridge freezer and washer / dryer. UPVC door leads to the garden to the rear. The ground floor family bathroom is a great size, with bath, walk in shower, WC and sink. To the first floor there are three bedrooms, the master to the front includes a range of fitted wardrobes, and also a handy large storage cupboard and there are two further bedrooms, a smaller double and single. The hot water tank is found in the cupboard in the smaller room. A useful upstairs WC completes the picture.

OUTSIDE

The property is approached via a large driveway, offering parking for 3 cars, and there is also a lawned area and established planting to the front. A free standing garage is ideal for storage. To the rear is a fantastic size, flat, sunny rear garden. With large patio, the rest of the space is laid to lawn with mature hedging and a large 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. This home is situated on a popular road in the village, close by to the school and farm shop. 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, hairdresser, post office, churches, Tesco supermarket and Morrisons. 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 and for the adults, 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 and 6.3 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 the High Street, turn left and left again at the green, into Lower Green Road. Follow the road down where it will become Maidstone Road a short distance after the school. The property will be found further down on the right-hand side.

In accordance with 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.

Energy Efficiency Rating: E

Council Tax Band: D

