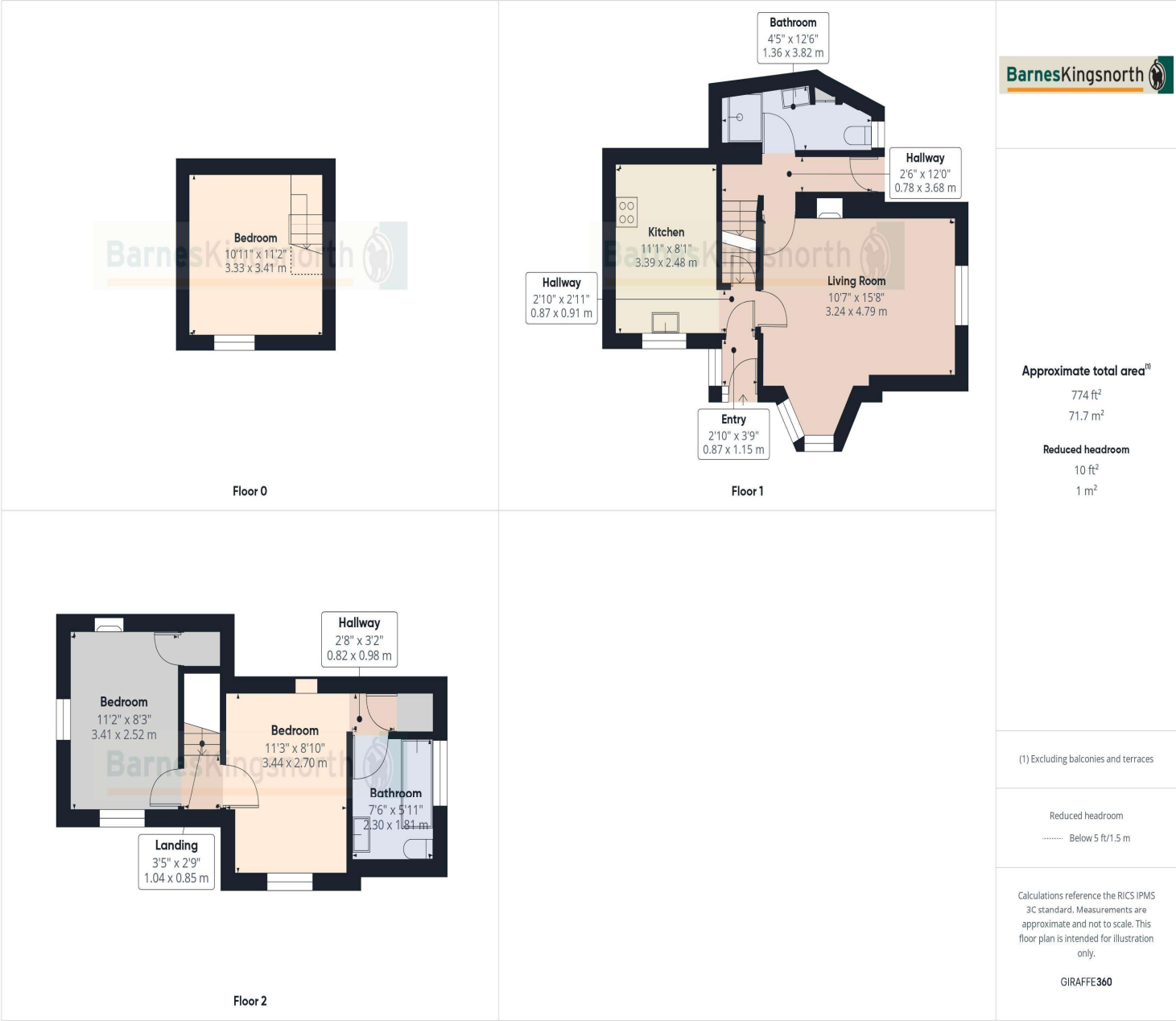


Barnes Kingsnorth offices at:
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk



Lower Green Road, Pembury, Tunbridge Wells, Kent, TN2 4DZ

OIEO £400,000 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.



1



3



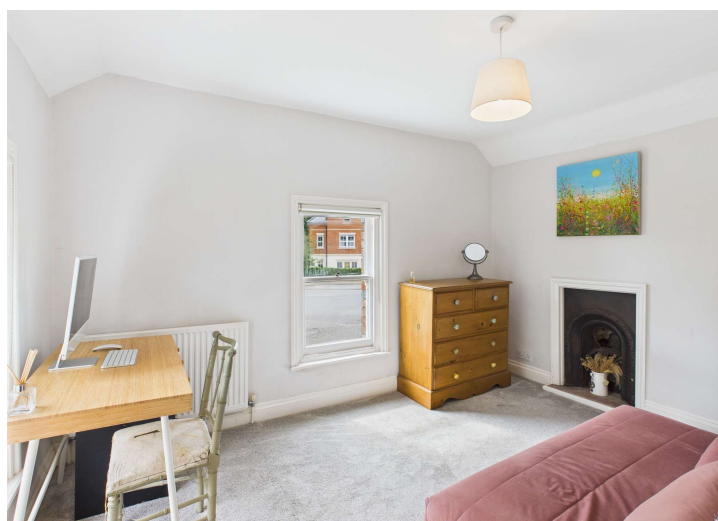
2

THE PROPERTY

Ideally situated overlooking the village green in Pembury, this quirky three bedroom period home is beautifully presented throughout and is perfect for those looking for a home in a central village location. Entrance into porch, with space for shoe storage. The well appointed kitchen is light and bright thanks to the large window and white tiling. Fitted with a great range of shaker style grey cabinets and laminate wood worktops, plus space for free standing fridge freezer and washing machine. The double aspect sitting room is a great size, with snug area for your sofa and a large bay window overlooking the front of the property, there is the option to have a small table and chairs in here too. The log burner is the focal point of the room and perfect for cozy winters evenings. A second bathroom is also found on the ground floor, with shower, WC sink, and the boiler is also located here with in a storage cupboard. Stairs to the first floor are tucked away at the rear of the property, leading up to two good size bedrooms and the family bathroom with bath, WC and sink. A third bedroom can be found in the basement of the home, this bonus space is perfect as a guest bedroom!

OUTSIDE

The property is tucked away behind a large brick wall, creating a secluded enclave. Approached via pathway to the front, the property overlooks the lovely private garden. Laid mainly to lawn with established hedging and planting, there is also a patio ideal for summer BBQ's. The home benefits from off-road parking for two cars.



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 highly desirable and prominent location, overlooking The Green, in the heart of the village and within walking distance of most of the village amenities. Pembury caters for everyday needs including a well-regarded primary school, doctor's surgery, library, chemist, newsagent with Post Office counter, public houses, eateries, farm shop, Notcutts garden centre and coffee shop, hairdressers, barbers, churches, veterinary surgery, Tesco supermarket, petrol station with Morrisons and local convenience store. The Tunbridge Wells at Pembury Hospital is also on the periphery of the village. There are walks through woodland and orchards around the village and a superb recreation ground is just a short walk away. 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 court and a bowls club. 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 2.8 and 5.3 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. The property will be found on the left-hand side at the top of The Green.

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: D

Council Tax Band: D

Ref: P1014/52020182/V1/LE

