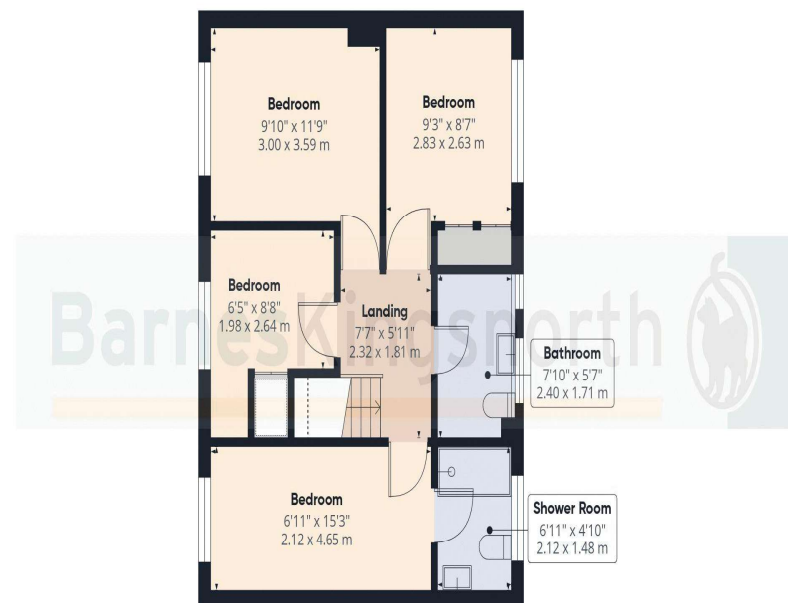


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



Floor 0



Floor 1



Approximate total area⁽¹⁾

1187 ft²

110.1 m²

Reduced headroom

12 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



**Heskett Park, Pembury,
Tunbridge Wells, Kent, TN2 4JF**

£560,000 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



4



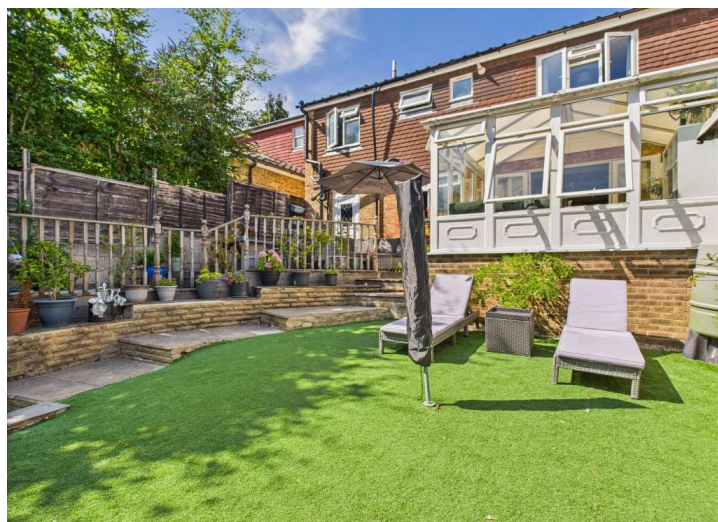
2

THE PROPERTY

This most attractively presented, family semi has been updated throughout, with stylish decor and plenty of natural light. There is a handy entrance porch, opening into the good size hallway which has a useful storage cupboard and is open plan into the appealing dining room. The spacious living room stretches the depth of the house with plenty of room for comfy seating around the feature fireplace. Double doors open into the lovely sunroom, ideal for the children to play, an afternoon tea with friends or for that post Sunday lunch snooze! The stylish kitchen is well fitted with a range of contemporary units & worktops and includes fitted double oven, gas hob & canopy extractor. There is space for large fridge/freezer, washing machine & tumble dryer too. The bright fresh colour and statement tiling create a lovely space to enjoy cooking & those household tasks. On the first floor the bedrooms radiate off the central landing and offer three double bedrooms and a single along with en-suite shower room and family bathroom. The layout on both floors is really well planned and enables easy access to all rooms. There is gas central heating with boiler located in Bedroom Two.

OUTSIDE

To the front of the property, there is driveway parking for two cars and steps down to path leading to the front door. The south facing rear garden has been thoughtfully landscaped & tiered to create two sections of garden. Step out from the sunroom or kitchen onto the decked terrace with wooden balustrading for those 'al fresco' meals, then take the graduated steps down to area of artificial lawn for sunny day relaxation. The garden has a woodland outlook and is sure to be enjoyed by all the family.



THE LOCAL AREA

The property is set within a popular cul-de-sac on the edge of the village, within walking distance of a convenience store, bus stops, doctor's surgery and primary school as well as footpaths through orchards and woodland. There are a mix of modern and 1930s 3-4-bedroom houses in the road, making it a popular choice for families. Pembury is a village with an active community and close enough to make full use of all the facilities in Tunbridge Wells, Tonbridge and Paddock Wood. Catering for everyday needs, including a 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 village. There is a superb recreation ground with 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. There is also a cricket club and a football club within the village and very well supported U3A. Tunbridge Wells and Tonbridge are approximately 3 and 5 miles distant respectively, both offering a wide range of shopping, recreational and educational facilities, including grammar schools. Tunbridge Wells, High Brooms, 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 itself. 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.

ROUTE TO VIEW

From our office in the High Street, turn left down Lower Green Road and after approximately half a mile, turn right into Romford Road. Continue across the staggered junction with Henwood Green Road, into the second part of Romford Road. Towards the bottom of the hill take the first right into Heskett Park where the property will be found at the far end of the Cul-de-Sac 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: E

Ref: P1017/528021/V1

