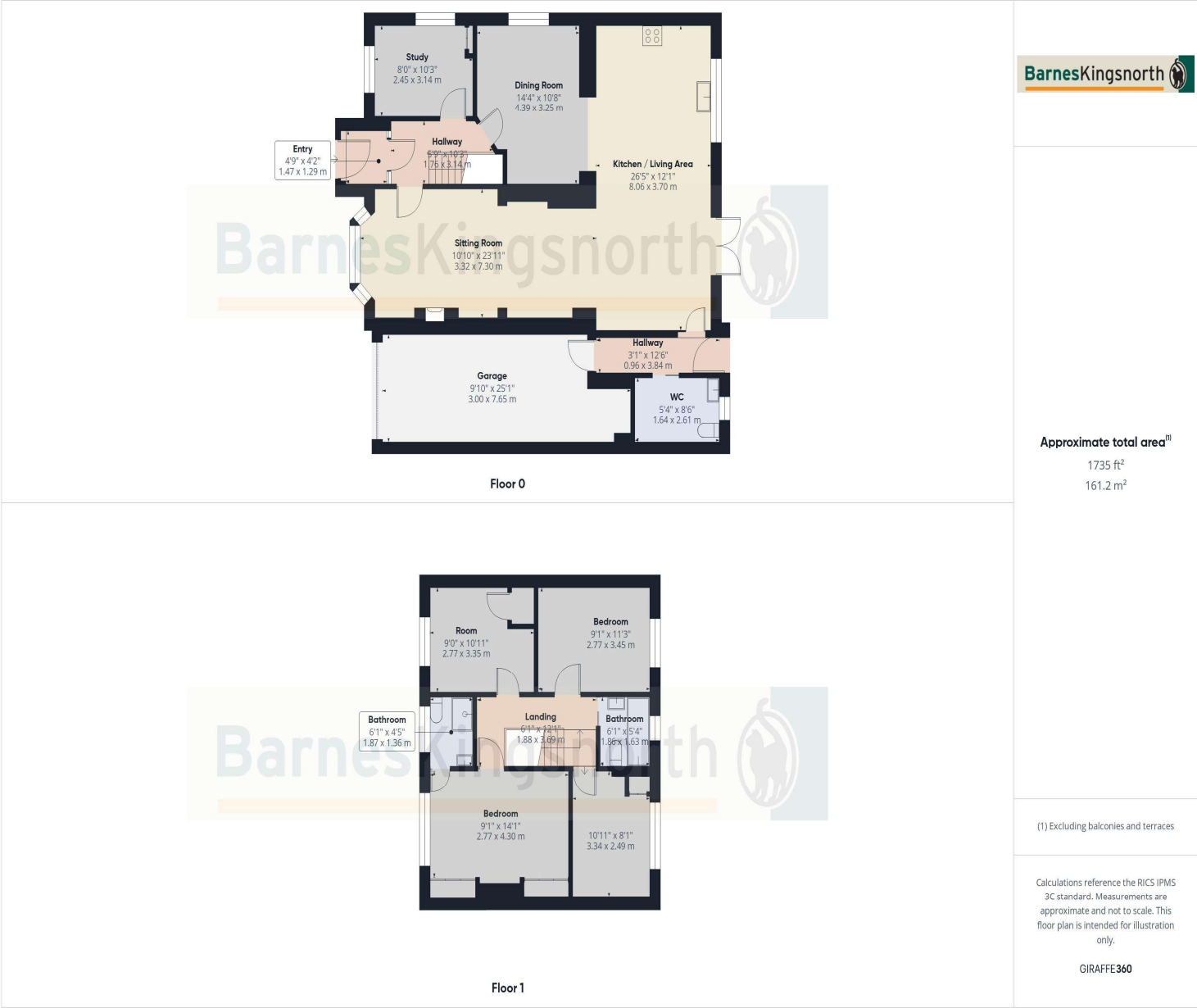


Barnes Kingsnorth offices at:
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk



Hastings Road, Pembury, Tunbridge Wells, Kent, TN2 4JU

£775,000 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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THE PROPERTY

Ideally situated close to village amenities and offering easy access to the A21, this substantial, recently renovated and beautifully presented four-bedroom family home offers generous living accommodation throughout, ideally suited to modern family life. Welcomed into the external porch, with space for shoes and coats, the property opens into the hallway, with herringbone Amtico wooden flooring which continues into the spacious sitting room with a charming log burner, creating a warm and inviting atmosphere. This fantastic space, with large picture windows overlooking the front of the property, is light and bright and has plenty of space for a large family suite. This flows seamlessly into a large, open-plan kitchen/living area, fitted with oak-style units, sleek granite worktops, and high-quality integrated appliances, including Neff double oven, fridge freezer and dishwasher. With no shortage of cabinet and worktop space, it is perfect for a large family. This flexible space could be used as secondary seating / entertaining area, or ideal for a large family dining table, if desired, and is bright and inviting thanks to the two large rooflights. Tucked just off the kitchen is the handy WC and door into the integral garage, where there is a utility area with room for washing machine and dryer and plenty of additional storage. The kitchen opens further into a well-proportioned dining area, perfect for entertaining and family gatherings or for use as a playroom, whilst a separate study to the front of the property is ideal for home working or quiet retreat, and is bright and airy thanks to the double aspect windows. Upstairs, the property offers four well-appointed bedrooms, all benefiting from fitted wardrobes. The principal bedroom enjoys the added luxury of an en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom comprising a shower over the bath, WC, and wash basin.

OUTSIDE

Externally, the property is equally impressive. To the front, a large driveway provides off-road parking for three to four vehicles and leads to an integral garage with an electric up-and-over door. To the rear, the superb private garden provides for relaxation and entertaining, featuring a large area of composite decking, a well-maintained lawn with established planting, a small ornamental pond, and a covered seating area with a lit pergola overhead.



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 popular residential road near the village centre. Pembury caters for everyday needs including a well-regarded primary school, doctor's surgery, library, chemist, newsagent, public houses, eateries, farm shop, Notcutts gardens centre and coffee shop, hairdressers, vets, 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. For the adults, there is 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 3.2 and 5.6 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 Pembury High Street, turn left and continue along the High Street, through the traffic lights into Hastings Road continuing along and the property will be found on the left hand side, identified by our For Sale board.

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

Energy Efficiency Rating: D

Council Tax Band: E

