

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



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

£575,000 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



3



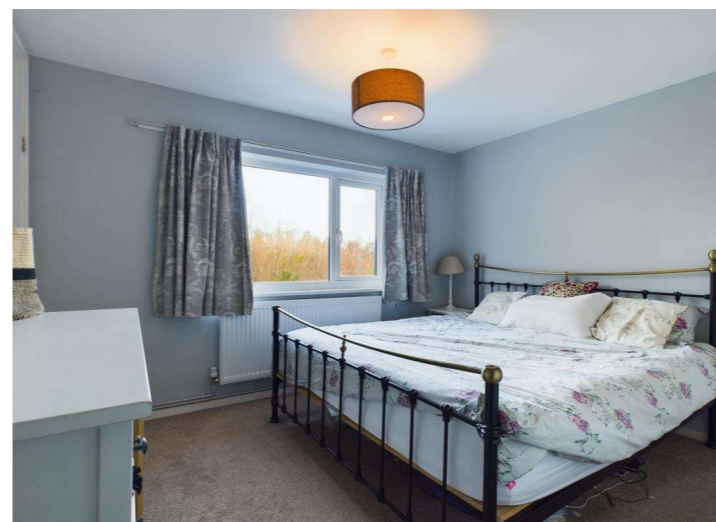
1

THE PROPERTY

This lovely family home has so much to offer a growing family. Situated within walking distance of the village primary school and with woodland walks on the doorstep, it is certainly not one to be missed. You are welcomed into the home through a new front door into the hallway, which has plenty of space to store your coats. The recently converted utility and downstairs wc can be found just off the hall. A lovely snug sitting room is to the front of the home, which is perfect for spending the evenings in front of the TV. To the rear of the home is the recently extended, beautifully presented kitchen dining room. The kitchen itself has plenty of storage. Statement sage green cabinets with rose gold handles and white quartz worktops give the kitchen a super modern feel. The lovely breakfast bar is the perfect place to enjoy a morning coffee whilst looking out through the patio doors to the sunny rear garden. The whole space is flooded with natural light, not just from the large patio doors, but the addition of the super sized lantern in the ceiling which also gives the room the feeling of extra ceiling height. The dining room is a great space for entertaining and has ample room for a table and chairs. 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. The super family bathroom has recently also been renovated to a high standard with stylish tiling, a bath and the addition of a walk-in shower. There is lots of potential to put your own stamp on this fantastic family home which will certainly appeal to those searching for a village location and convenience to local school.

OUTSIDE

Ample off-road parking to the front is provided on the driveway. The property has a partial garage, which is still a good size for storing away the family bikes etc. To the rear of the property is a good-sized garden, the perfect place for children to run around. The garden is mainly laid to lawn, with low maintenance borders down the sides, ideal for a budding gardener, and also has a large area of decking to the end, from which you can enjoy woodland views.



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 under 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

