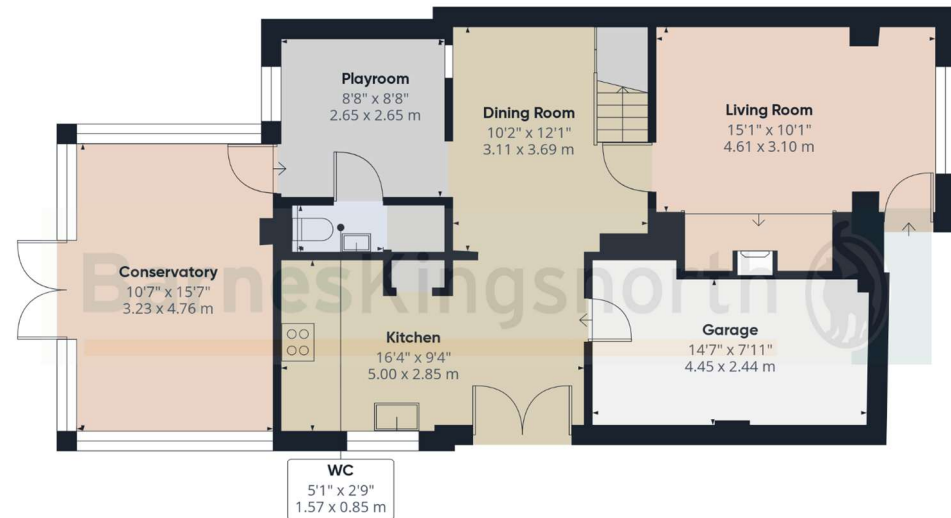
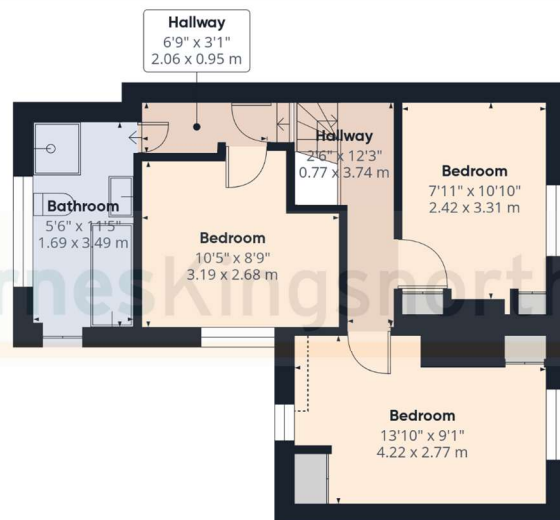


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



Floor 0



Floor 1

BarnesKingsnorth

Approximate total area⁽¹⁾

1253 ft²
116.5 m²

Reduced headroom

2 ft²
0.2 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



**Henwood Green Road, Pembury,
Tunbridge Wells, Kent, TN2 4LH**

£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.



4



3



1

THE PROPERTY

Step back in time and enjoy the charm and character of this delightful three-bedroom semi-detached home, originally constructed in 1873. Sympathetically maintained and enhanced over the years, this property blends period features with modern comforts, offering a warm and inviting space for family living. Welcomed straight into the sitting room, the character features of the home are abundant from the moment you step through the front door. With exposed brick work and a wonderful inglenook fireplace with log burner plus exposed beams, you can really appreciate the age of the home, and it is the perfect place to sit and enjoy a winter fire! Solid oak flooring flows seamlessly into the dining room, a great size space for a family dining table. At the heart of the home is a beautifully fitted kitchen with crisp white cabinetry, solid wood worktops, and a range of integrated appliances, including a double oven, dishwasher, and a gas hob. There's ample space for an American-style fridge freezer, making this a practical and stylish culinary space. A door leads to an integrated garage, offering plenty of storage or the potential to convert (subject to planning) into additional living space, if so desired. A versatile additional reception room is currently used as a children's playroom but could easily serve as a home office, hobby room, or informal sitting area. A modern downstairs WC with storage and space for a washing machine is conveniently located off this space, making it a practical and adaptable part of the home. Completing the picture on the ground floor is a bright and spacious conservatory, providing an ideal spot to enjoy views of the garden all year round, perfect for relaxing, dining, or entertaining. To the first floor are three bedrooms, two double bedrooms and a single, all offering fitted storage. Spacious and well-appointed, the family bathroom features a corner shower enclosure, a separate bathtub, WC, and wash basin, it also offers an abundance of eaves storage.

OUTSIDE

To the front of the property, a large driveway providing off-road parking for two cars. The generous rear garden is a lovely feature of this home, offering plenty of space for outdoor activities. Laid predominantly to lawn, with established planting adding colour and interest throughout the seasons. A paved patio area provides an ideal spot for al-fresco dining, or simply relaxing while enjoying the tranquility of the garden.



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 area of the village with bus stops nearby and the allotments across the road. Pembury caters very well for everyday needs including a chemist, newsagent, doctor's surgery, library, Post office, Tesco supermarket and two local convenience stores along with public houses eateries and Churches. The Tunbridge Wells at Pembury Hospital and Notcutts Garden Centre is on the periphery of the village. The recreation ground has play areas for children of all ages, a skate park, along with basketball court, bowls, cricket & football clubs and a well supported U3A group. Tunbridge Wells and Tonbridge are approximately 3.3 and 5.4 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 as well as a commuter coach service running from 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 to the local area.

ROUTE TO VIEW From our office in Pembury, turn left and proceed past The Green and through the traffic lights into Hastings Road. Turn left at Bo-Peep Corner into Henwood Green Road continue down the hill and you will find the property on the right hand side denoted by our For Sale board.

AGENTS NOTE The property has double glazed windows and is fitted with gas central heating and combi-boiler . 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.

Energy Efficiency Rating: D

Council Tax Band: E

