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Cornford Close, Tunbridge Wells, Kent, TN2 4QP

£675,000 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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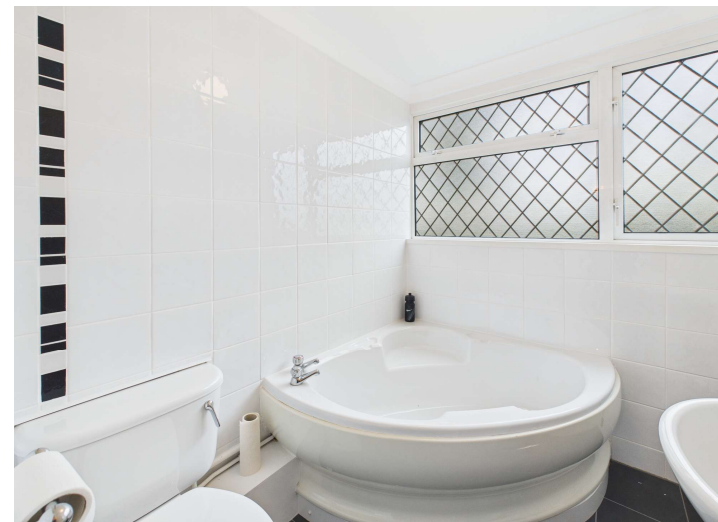
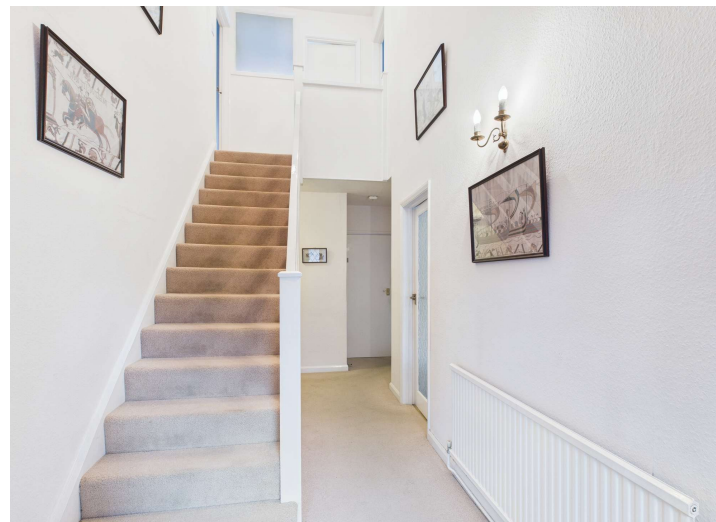
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THE PROPERTY

Tucked away in the ever-popular Cornford Close in Pembury, this delightful three-bedroom chalet bungalow is a rare find, offering flexible, well-proportioned accommodation in a peaceful yet convenient location. An entrance porch opens into a welcoming hallway with space for a console table, whilst coats and shoes can be hidden away in the handy coat cupboard, setting the tone for the spacious interior beyond. The light-filled sitting room at the front of the property is generously sized and features a large picture window overlooking the front garden. A charming brick fireplace creates a warm and inviting focal point, perfect for relaxing evenings. The kitchen, enjoying pleasant views over the rear garden, is fitted with a range of oak veneer base and wall units, complemented by white laminate worktops. A gas hob, electric double oven, and ample cupboard space make this a practical and functional area for any home cook. A handy breakfast bar offers the perfect spot for your morning coffee. Adjoining the kitchen, the dining room provides ample space for a full-size dining table, ideal for family meals and entertaining. Its close proximity to the kitchen allows for seamless hosting and everyday family interaction. To the rear of the property is the utility room, offering additional storage and plumbing for a washing machine, tumble dryer, or dishwasher if desired. A versatile second reception room positioned at the front of the home makes an ideal home office, playroom, or snug, perfect for growing families or those who work from home. This well-presented home also lends itself to those seeking single-storey living, with a comfortable ground-floor double bedroom enjoying peaceful views over the rear garden. A full bathroom with bath and basin is also located on the ground floor, alongside a separate WC, ideal for when guests are visiting. Upstairs, you'll find two spacious double bedrooms. The primary bedroom is generously sized and benefits from a large built-in wardrobe with mirrored sliding doors. The second double bedroom is also a great size and features access to a large eaves storage cupboard, perfect for hiding away bulky items or with potential to be transformed into a walk-in wardrobe. A family bathroom completes the upstairs accommodation, featuring a large corner bath, WC, and wash basin.

THE OUTSIDE

The property is approached via a generous driveway providing off-road parking for multiple vehicles, along with access to the garage via an up-and-over door, ideal for secure storage or additional parking. To the rear, the home enjoys a spacious courtyard-style garden. A large patio area offers the perfect spot for summer dining or relaxing in the sunshine. The remainder of the garden is laid out in a charming cottage style, featuring pebble stone pathways and well-established flower beds with mature planting. This private and peaceful outdoor space is perfect for those seeking a low-maintenance yet attractive garden retreat.



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 centrally located on the High Street so most convenient for all the local amenities. Pembury fully caters for everyday needs including a well-regarded primary school, doctor's surgery, library, chemist, newsagent, PO, eateries & farm shop along with 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 nearby. 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 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 3.1 and 6.6 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 with the bus stop close by.

ROUTE TO VIEW From our Pembury office, turn left, continuing along the High Street. Take the third turning on the left onto Cornford Lane, then immediately turning left into Cornford Close, where you will find the property at the head 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: F

