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Highfield Close, Pembury, Tunbridge Wells, Kent, TN2 4HG

£475,000 - 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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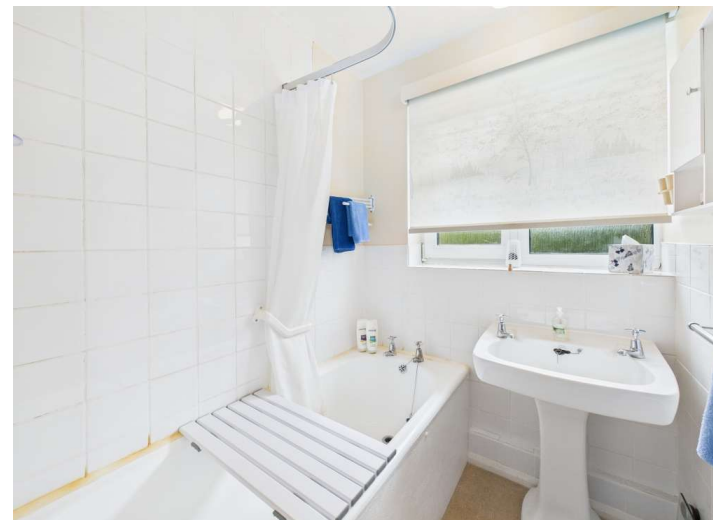
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THE PROPERTY

Ready for a new family, this semi-detached house is ideally located in the heart of Pembury village, with the High Street and bus stops just a short walk away. The well-planned accommodation offers good size rooms along with scope to improve and style to your own taste. Glazed entrance porch into spacious hallway with handy cupboard for outdoor coats & shoes. Glazed, double doors into the light & airy living room with wide picture window to the front and a traditional gas fire to the internal wall. There is lots of room for comfy seating and double doors lead into the dining room so ideal for when all the family gather and you are entertaining. The kitchen has handy access from both the dining room and the hallway and is fitted with white cupboards & worktops, a freestanding cooker and a has a lovely garden aspect too. A real bonus is the utility room with handy WC and door out to the garden. There is also an internal door into the garage.... ideal for all that extra paraphernalia! Stairs from the hallway to the first floor where you will find the three bedrooms, a bathroom and separate WC. Bedrooms One & Two are both good size doubles with fitted cupboards and Bedroom Three is a single. In our opinion the property offers lots of potential to become a super family home.

OUTSIDE

Good size frontage with lawn and brick-block driveway for parking and access to the attached garage. Side access to the rear garden which is fully enclosed with hedging and fencing. Mainly laid to lawn, the garden has two areas of patio and plenty of room for children's play equipment or pets to let off steam.



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 desirable cul-de-sac set in the heart of the village, within walking distance of most of the village amenities and close to the High Street and village green, with a footpath around the corner leading onto Hastings Road and the High Street. Pembury caters for everyday needs including a well-regarded primary school, doctor's surgery, library, 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 the village. There are walks through woodland and orchards around the village and a superb recreation ground a short walk away. 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 2.9 and 6.3 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 the High Street, turn left and left again at the green, into Lower Green Road. Take the first turning on the right into Amberleaze Drive and then right into Highfield Close. Continue to the bottom of the road, following it to the right, where the property will be found after a short distance 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 customer. BKEA employs the services of Smartsearch to verify the identity and residence of Purchasers.

Energy Efficiency Rating: TBC
Council Tax Band: D

Ref: P1027/520112/V1

