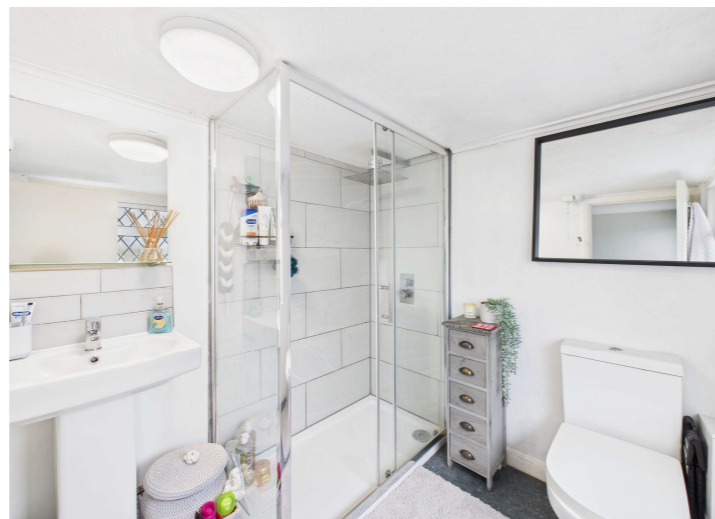
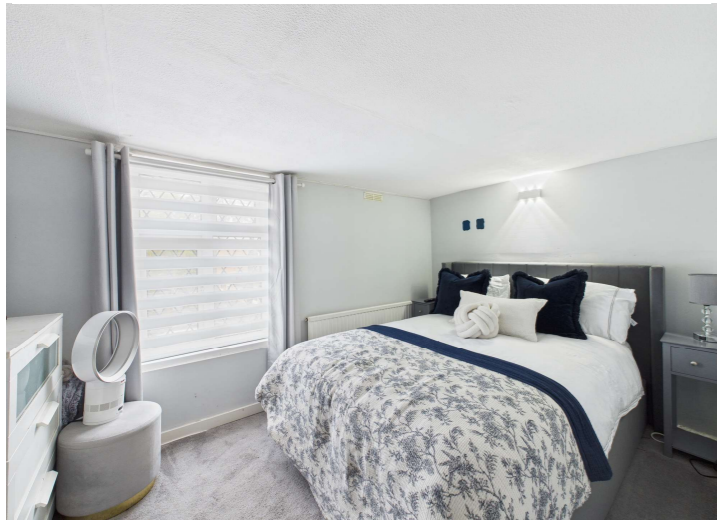


Barnes Kingsnorth offices at:
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



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

£240,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01892 822880
www.bkestateagents.com



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THE PROPERTY

Ideally situated close to the village amenities, this lovely one-bedroom, mid-terrace home is perfect for first-time buyers or those seeking an investment opportunity. Step into the welcoming sitting room, a bright and inviting space ideal for relaxing evenings. The cosy electric log burner forms the focal point of the room, with convenient built-in storage to the side of the chimney. To the rear, the stylish kitchen features white shaker-style units complemented by wood worktops, offering everything you need to prepare delicious meals. There’s an integrated electric oven with gas hob, space for a washing machine, and room for a full-height fridge freezer. A handy breakfast bar tucked beneath the stairs provides the perfect spot to enjoy your morning coffee. Upstairs, the main bedroom offers ample space for a double bed and additional storage space beside the chimney breast. A second storage room makes an ideal walk-in wardrobe or home office, depending on your needs. Completing the home is a well-appointed bathroom with shower, sink, and WC.

OUTSIDE

To the front of the property is a small courtyard garden, offering space for storing bins and adding a neat touch to the entrance. The generously sized rear garden is laid mainly to lawn with a patio area, providing plenty of potential to create your own outdoor haven, whether for relaxing or entertaining.

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 within a popular area of the village with bus stops nearby and allotments across the road. Pembury caters for everyday needs. 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 and 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

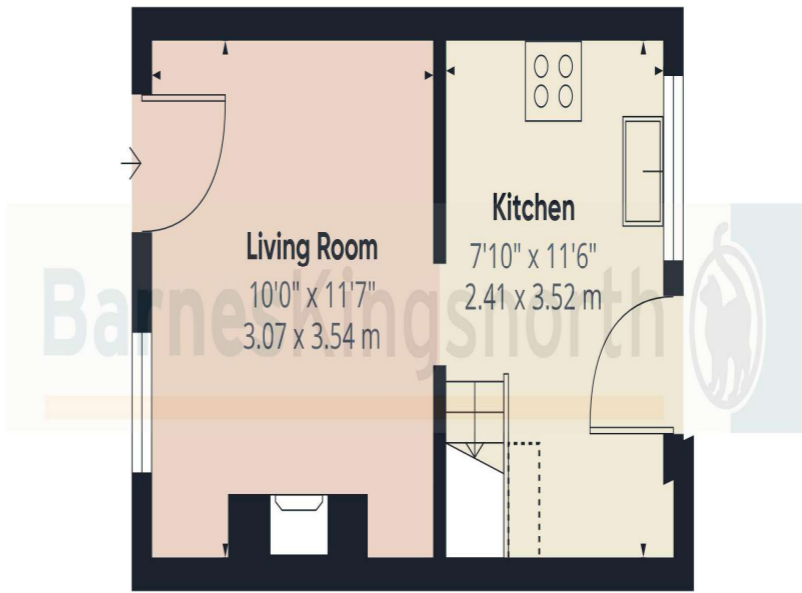
From our office in Pembury, turn left and proceed past The Green and through the traffic lights into Hasting Road. Turn lefty at Bo-Peep Corner into Henwood Green Road, continue down the hill and you will find the property on the right-hand side.

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.

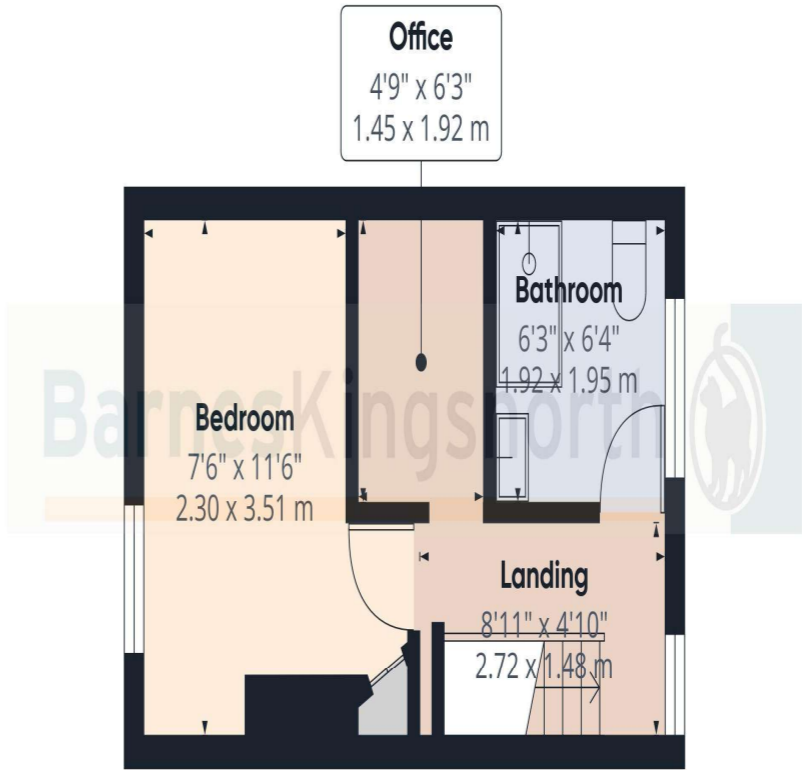
Energy Efficiency Rating: C

Council Tax Band: B

Ref: P1028/52020172/V2/LE



Floor 0



Floor 1

Approximate total area⁽¹⁾

398 ft²

37 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

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.