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**Heskett Park, Pembury, Tunbridge Wells, Kent, TN2 4JG**

**£425,000 Freehold**

**Viewings strictly by appointment with the agent**  
**Tel: 01892 822880**  
**[www.bkestateagents.com](http://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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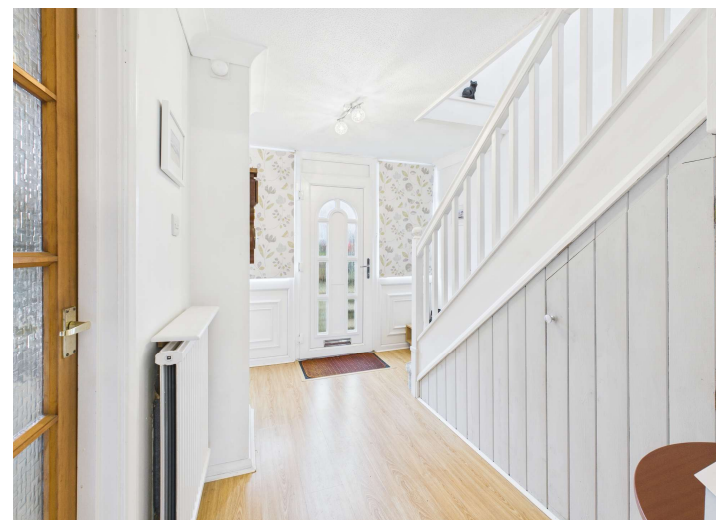
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## THE PROPERTY

This lovely semi-detached home is tucked away at the end of a peaceful cul-de-sac in Pembury. You are welcomed into a bright and well-appointed hallway, featuring light oak flooring and ample space for coats, with a door leading to the downstairs cloakroom. The sitting room is wonderfully light, with patio doors framing views over the rear garden. It's an ideal snug or family space, offering plenty of room for a large sofa and additional seating. The open-plan kitchen-diner, running from front to back of the house, is perfect for entertaining family and friends. The kitchen features a generous range of oak-effect shaker-style cabinets with chrome handles, complemented by sleek black granite-style worktops. Integrated appliances include a single oven and electric hob, with additional space for a washing machine, full-height fridge freezer, and dishwasher. The current owners have enhanced the dining area with further fitted and freestanding oak cabinetry, creating a cohesive feel throughout. With room for a family dining table and views over the garden, it is a warm and welcoming space. Upstairs, there are three well-proportioned bedrooms. Two are doubles—one with a range of fitted wardrobes—both enjoying views to the rear. The third bedroom, a smaller single also with fitted cupboards, is ideal as a study or nursery. A family shower-room with corner shower, WC and basin completes the first floor.

## OUTSIDE

The property is approached via a block-paved driveway providing convenient off-road parking. To the side sits a freestanding garage with an electric up-and-over door, complete with an electric car charging port—ideal for additional storage or vehicle use. A small lawned area and mature hedging soften the frontage and enhance the home's kerb appeal. The private and secluded rear garden offers a peaceful retreat, laid mainly to lawn with established planting and well-tended borders. A patio spans the rear of the house, providing a perfect spot for outdoor dining, while additional seating areas allow you to enjoy the sunshine throughout the day.



## THE LOCAL AREA

The property is set within a popular cul-de-sac on the edge of the village, within walking distance of a convenience store, bus stops, doctor's surgery and primary school as well as footpaths through orchards and woodland. There are a mix of modern and 1930s 3-4 bedroom houses in the road, making it a popular choice for families. Pembury is a village with an active community and close enough to make full use of all the facilities in Tunbridge Wells, Tonbridge and Paddock Wood. Catering for everyday needs, including a chemist, newsagent, public houses, eateries, farm shop, Notcutts garden centre and coffee shop, hairdresser, post office, churches, Tesco supermarket and Co-op. The Tunbridge Wells at Pembury Hospital is on the periphery of village. There is a superb recreation ground with 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. There is also a cricket club and a football club within the village and very well supported U3A. Tunbridge Wells and Tonbridge are approximately 3 and 5 miles distant respectively, both offering a wide range of shopping, recreational and educational facilities, including grammar schools. Tunbridge Wells, High Brooms, 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 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.

**ROUTE TO VIEW** From our office in the High Street, turn left down Lower Green Road and after approximately half a mile, turn right into Romford Road. Continue across the staggered junction with Henwood Green Road, into the second part of Romford Road. Towards the bottom of the hill take the first right into Heskett Park where the property will be found on the right-hand side at the top of the road.

**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: C**

**Council Tax Band: D**

