

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



The Forstal, Pembury, Tunbridge Wells, Kent, TN2 4EG

£465,000 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.



2



2



1

THE PROPERTY

Ideally located in a quiet cul-de-sac in Pembury village, this lovely two-bedroom bungalow offers practical, low maintenance, single storey living making it ideal for anyone looking to downsize. The light and bright feel of this home starts from the moment you cross the entrance into the hallway, with light coloured walls and carpets throughout. The sitting room, with large picture window, is a generous size with plenty of space for sofa and armchairs, and a feature brick fireplace is the focal point of the room. Statement arch doorway leads into the dining room, which enjoys large sliding patio doors into the conservatory to the rear, and views into the garden. The conservatory is a great addition and ideal for enjoying summer evenings! With solid wood pine units and white worktops, the kitchen is perfect for preparing family meals. There is plenty of storage thanks to the wide range of units plus there is an integrated oven and gas hob. With space for washing machine, dishwasher, under-counter freezer and a full height fridge freezer, this generous sized kitchen has everything you need! This home benefits from two good size bedrooms, both found on one side of the home. The master, with ample fitted wardrobes on two walls, also has a large square bay window continuing the feel of a light and bright space. The second double bedroom has plenty of space for a double bed and has the added bonus of an ensuite WC. The family bathroom completes the picture in this wonderful home, with large shower, WC and sink.

OUTSIDE

Approached from the front via a large block paved driveway, which offers off road parking for 2 cars. The rear garden is idea for anyone looking for a low maintenance outside space. With a large wrap around patio to the rear, there is plenty of space for table and chairs, plus established planting and pots brings some colour to the space! Finally, there is a large shed, ideal for storage.



THE LOCAL AREA

Pembury is a village with an active close-knit community and close enough to make full use of all the facilities in Tunbridge Wells. This home is set in a sought after cul-de-sac which is popular as it is central in the village, within walking distance of the doctor's surgery, library, school and local convenience store. Pembury village caters for everyday needs including a chemist, newsagent with Post Office counter, public houses, eateries, Notcutts garden centre and coffee shop, well-regarded primary school, hairdressers, vets, churches, Tesco supermarket and petrol station. 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. 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, tennis courts and a bowls club. There is also a cricket club and football club within the village and very well supported U3A. Tunbridge Wells and Tonbridge are approximately 3.4 and 4.9 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 local areas.

ROUTE TO VIEW From our office in Pembury, turn left and left again at The Green into Lower Green Road and take the sixth turning right into The Forstal. The property will be found on the right-hand side.

AGENT'S NOTE The property is double glazed and has gas central heating with the boiler located in the kitchen. The property is for sale with NO ONWARD CHAIN. *In accordance with Money Laundering Regulations, we are 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: D

Ref: P986/62021060/V1/LE

