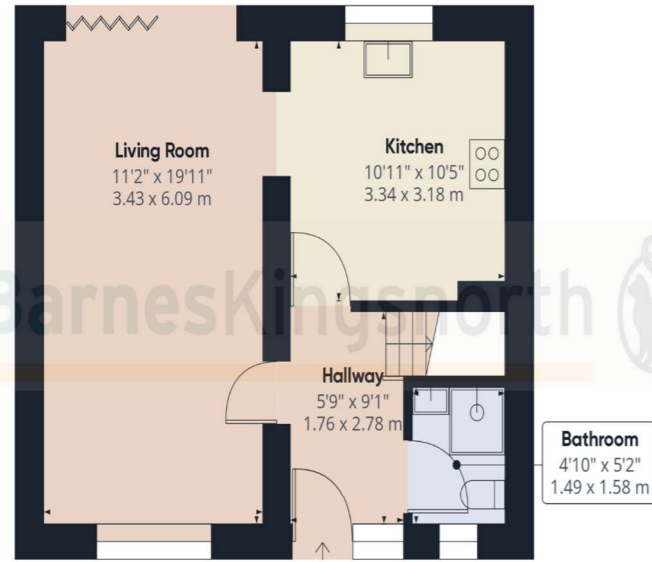
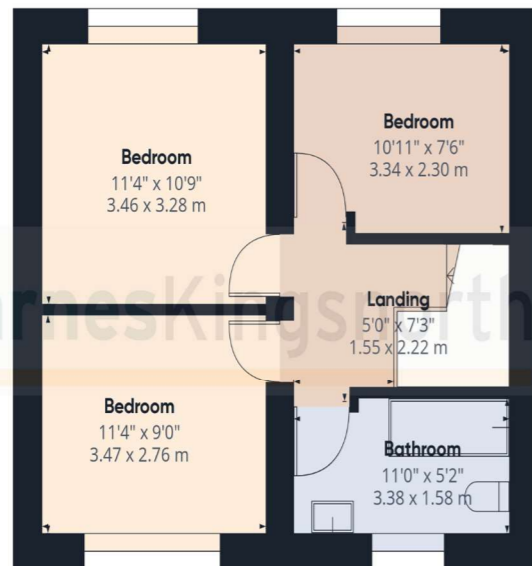


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

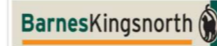
BarnesKingsnorth



Floor 0



Floor 1



Approximate total area⁽¹⁾

868.86 ft²
80.72 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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

£395,000 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.



1



3



2

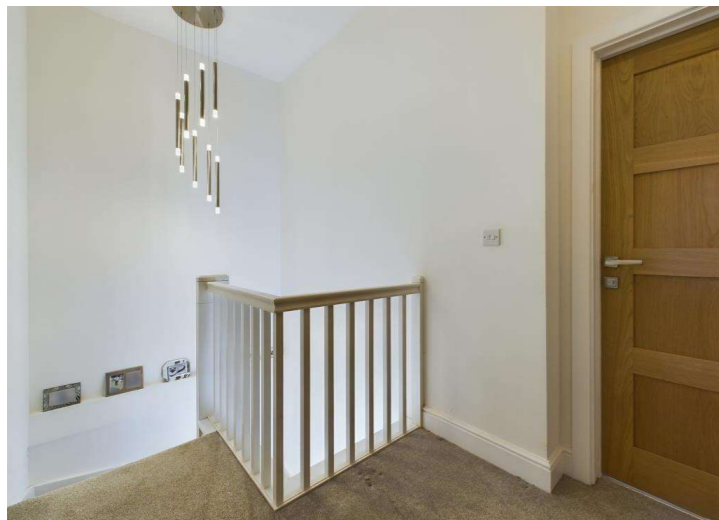
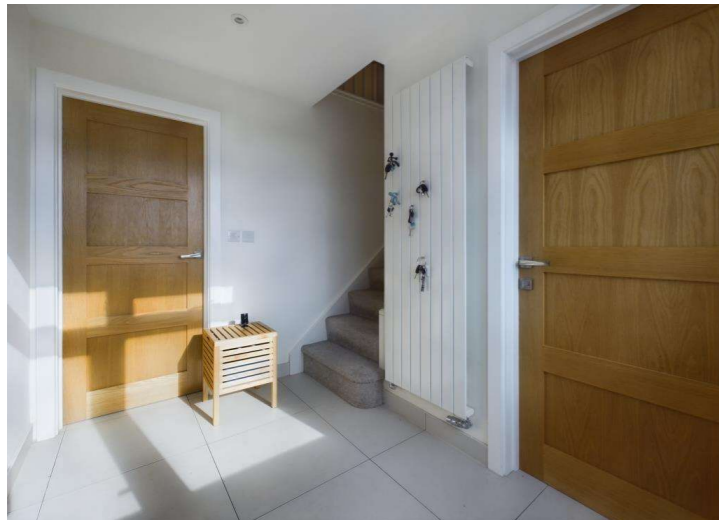
THE PROPERTY

This beautifully presented, end of terrace home, has recently been updated and half of the house is a brand new extension only built 3 years ago. The whole house has been rewired, plastered, plumbed and redecorated with all brand new bathrooms, kitchen, woodwork, fixtures and fittings. You are welcomed into the bright hallway, with potential for some storage for shoes & coats and there is handy downstairs bathroom with wc, toilet and corner shower. The hall leads into the most attractive, great size sitting room. Running the entire length of the house from front to back, the room is bright from the large window to the front and from bi-fold doors out into the rear garden. Offering plenty of room for sofas, storage and a dining table, it is a perfect space for the heart of the family home. The "L" shaped room continues to the rear with the modern kitchen. Fitted with high gloss white units, black laminate worktops, there is also an electric hob and integrated oven and microwave, as well as space for washer/dryer and fridge freezer. Modern under cabinet lighting finishes the look in this super space. Upstairs you can find three double bedrooms, plus a modern family bathroom with wc, sink with under cabinet storage and a shower over bath. The high ceilings upstairs continue the bright and airy feel of the home, added to by the large picture windows. The loft, which is access in the second bedroom, is fully boarded out to the floors and walls, making it a fantastic additional storage space.

OUTSIDE

To the front of the property, there is driveway parking for two cars and to the rear is a small garden, low maintenance with decking and ample space to have a table and chairs and enjoy a summer BBQ. The space continues down the side of the property with an added area of sunny garden. The bifold doors from the house to the garden give a great feel of indoor - outdoor living!

AGENT NOTES The property is double glazed and has gas central heating with the combi-boiler located in the kitchen.



THE LOCAL AREA

The property is set at the head of a cul-de-sac on the edge of the village, within walking distance of a convenience store, bus stops, doctor's surgery and well-regarded primary school, as well as footpaths through orchards and woodland. Pembury is a village with an active community and close enough to make full use of all the facilities in Tunbridge Wells. 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 the 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, tennis court 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 3.5 and 6.5 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 and follow the road up to the far end and to the right, where the property will be found ahead of you.

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: C

Council Tax Band: D

Ref: P914/422012LE/V1

