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**Woodhill Park, Pembury, Tunbridge Wells, Kent, TN2 4NW**

**£675,000 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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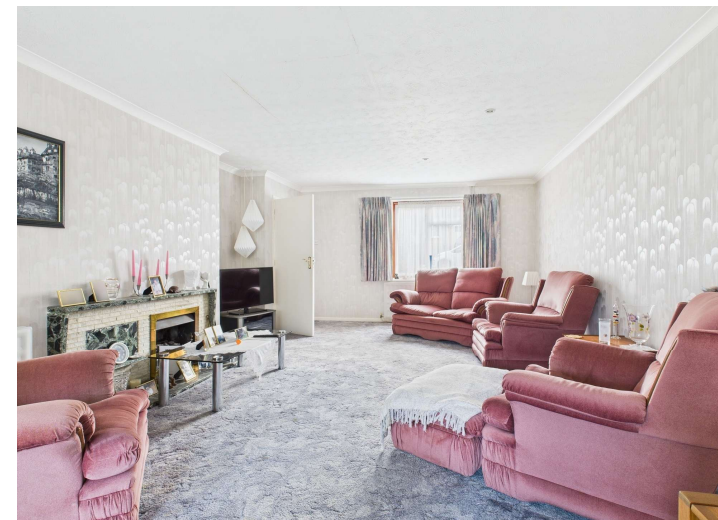
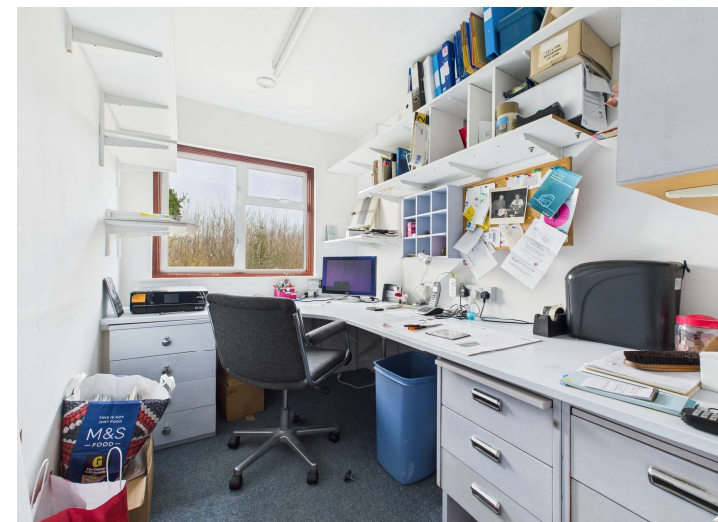
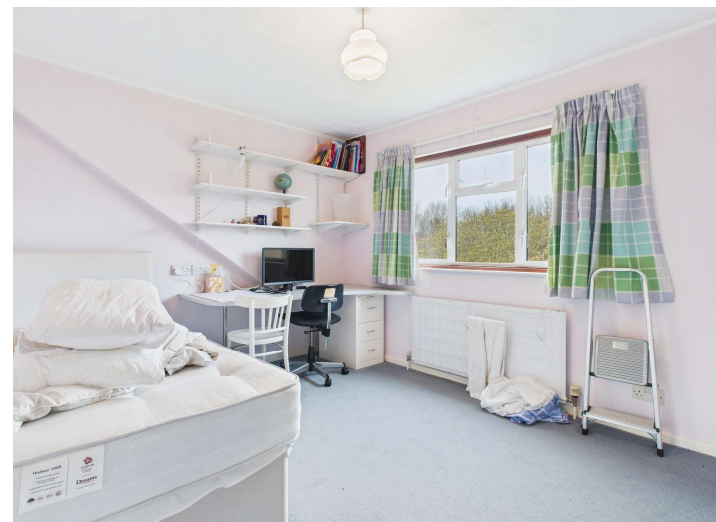
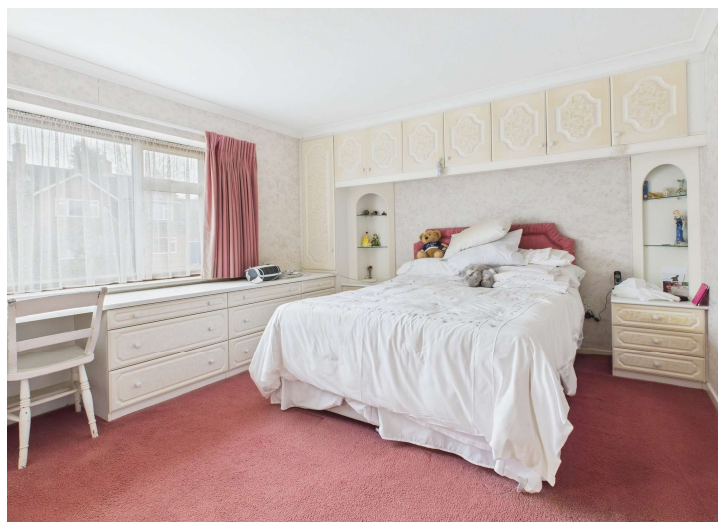
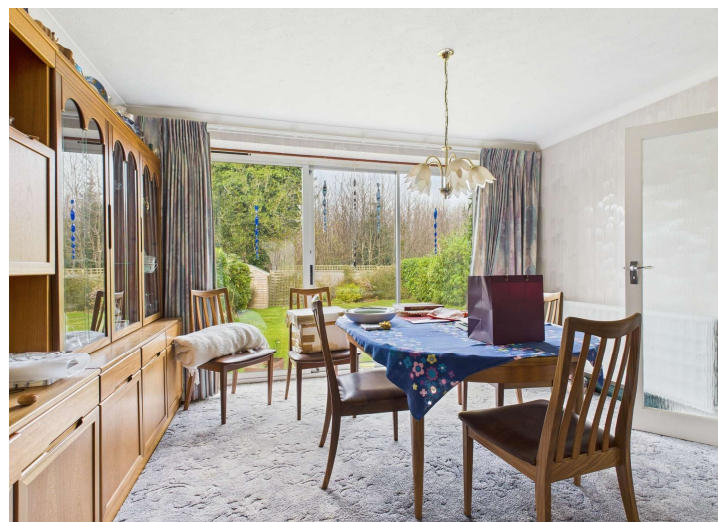
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## THE PROPERTY

Ideally located on the highly sought-after Woodhill Park Road in Pembury, this great four-bedroom home is calling out for modernisation throughout, making it ideal for anyone looking for a home to truly make their own! This well-appointed home has a spacious feel from the moment you walk through the door, with the generous hallway offering room to hang coats. There is a door leading into the integrated garage, making it perfect for conversion into additional living space. The large through sitting room / dining room runs the length of the home, and is light and bright thanks to the window to the front, and picture patio doors overlooking the garden. There is plenty of room for sofa plus table and chairs, ideal room for socializing with friends and family. With clean white units and black worktops, the kitchen is a great for preparing evening meals. There is an integrated double electric oven, and gas stove, and also plenty of addition storage thanks to the two floor to ceiling pantry cupboards - perfect for any growing family, plus the handy breakfast bar is ideal for enjoying a morning coffee or for kids to eat their breakfast! There is downstairs WC located just off the kitchen and tucked away at the back of the home is the utility room...with space for both washing machine and dryer, and big enough to do the ironing in too! Upstairs, there are three great size double bedrooms, all with plenty of space for a large bed and with built in wardrobes, and the master enjoying the use of an en-suite shower room. The fourth bedroom, a small single, is currently used as a study with built in desk. The family bathroom, with corner shower, bath, WC and sink completes the picture.

## OUTSIDE

The property enjoys off-road parking for 2-3 cars, plus has a small front garden laid to lawn with some larger trees and shrubs. To the rear is a large private garden, backing onto woodland. Laid mainly to lawn and edged with established borders. A brick-built BBQ and covered seating area is ideal for summer meals outside!



## THE LOCAL AREA

Woodhill Park is a highly sought after residential area with a gate into the recreation ground and woodland walks nearby. Within walking distance of most of the village amenities, it is particularly popular with families. Pembury is a village with an active community and close enough to make full use of all the facilities in Tunbridge Wells. Pembury caters very well for everyday needs including a chemist, newsagent, doctor's surgery, library, Post Office, Tesco supermarket and two local convenience stores along with public houses, eateries and churches. The Tunbridge Wells at Pembury Hospital and Notcutts Garden Centre is on the periphery of the village. 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 the High Street, turn right and proceed towards the crossroads that lead to Tunbridge Wells. Take the third turning right into Woodhill Park. Follow the road down the hill and the property will be found 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) for each purchaser.*

**Energy Efficiency Rating: E**

**Council Tax Band: F**

**Ref: P992/52023021/V1/LE**

