



BEAGLES WOOD ROAD

PEMBURY, TUNBRIDGE WELLS - £375,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

**28 Beagles Wood Road
Pembury, Tunbridge Wells, TN2 4HY**

Hallway - Sitting Room - Kitchen/Dining Room - Utility Room - First Floor Landing - Three Bedrooms - Separate WC - Shower Room - Allocated Parking Space - Front & Rear Gardens - Extension Potential, STPP

A chain-free three-bedroom semi-detached house situated in the popular village of Pembury, offering well-proportioned accommodation, front and rear gardens and off-road parking. This large corner plot has excellent potential for extension, subject to the usual consents.

Front door to:

HALLWAY:

Wood effect flooring, radiator, under stairs storage cupboard. Doors to:

SITTING ROOM:

Coving to ceiling, gas coal effect fire set in wooden surround, radiator, wall lights, UPVC double glazed window to front.

KITCHEN/DINING AREA:

Fitted with a range of wall and base units with worktops over. Built-in electric oven and gas hob, plumbing for dishwasher. One and a half bowl stainless steel sink unit with mixer tap. Wood effect flooring, coving to ceiling, inset spotlights, radiator. Two UPVC double glazed windows to rear.

UTILITY ROOM:

Wood laminated floors. Window to side and door to rear garden.

Staircase to **FIRST FLOOR LANDING:** Access to loft, airing cupboard, doors to:

BEDROOM ONE:

Radiator, fitted wardrobe. UPVC double glazed window to rear aspect.



BEDROOM TWO:

Radiator, inset spotlights. UPVC double glazed window to front.

BEDROOM THREE:

Radiator, fitted wardrobe. UPVC double glazed window to front.

SEPARATE WC:

Push flush low-level WC, frosted double glazed window to rear.

SHOWER ROOM:

Double shower cubicle with fitted shower, wash hand basin with vanity unit and chrome mixer tap, heated towel rail, tiled floor. Frosted double glazed window to rear.

OUTSIDE FRONT:

Allocated parking space for one car, large front garden, laid to lawn, various trees and hedging.

OUTSIDE REAR:

Part lawn part decking, rear access gate, shrub borders, outside tap.

SITUATION:

The property is located towards the outskirts of Pembury village. To this end it offers access not only to village facilities that include a number of stores for everyday purposes, a well regarded primary school and a number of public houses but also beautiful semi rural walks from the doorstep. Pembury is well located for access to the M25 as well as to Tunbridge Wells nearby with its fuller range of social, retail and educational facilities including a number of sports and social clubs, two theatres, a range of principally multiple retailers at the Royal Victoria Place and nearby North Farm and further independent offerings along Camden Road and between the Pantiles and Mount Pleasant. The area has a number of well regarded schools at all levels of which some are accessible from the property and two main line railway stations offering fast and frequent services to both London termini and the South Coast with other railway stations being found at nearby Paddock Wood and Tonbridge.



TENURE:
Freehold

COUNCIL TAX BAND:
D

VIEWING:
By appointment with Wood & Pilcher 01892 511211

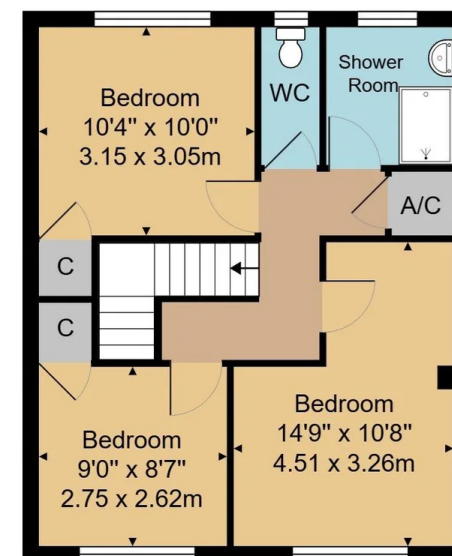
ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England
- www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1054 ft² ... 97.9 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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