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BarnesKingsnorth



**Henwood Green Road, Pembury,
 Tunbridge Wells, Kent, TN2 4LN**

£550,000 Freehold

Viewings strictly by appointment with the agent
 Tel: 01892 822880
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2



3



1

THE PROPERTY

Beautifully presented and ideally situated in the heart of Pembury, this charming three-bedroom family home has been recently renovated by the current owner, creating a warm, welcoming and stylish living environment that is ready to move straight into. Upon entering the property, you are welcomed by a spacious entrance hallway, providing an inviting first impression and ample room for coats, shoes and everyday essentials. Particularly useful are the generous understairs storage cupboard. The living room is a particularly attractive feature of the home, enjoying an abundance of natural light from the large front-facing bay window. The room has a lovely sense of warmth and character, enhanced by the solid wood flooring and an attractive fireplace that creates a natural focal point. This is a comfortable and inviting space in which to relax with family, entertain friends or enjoy cosy evenings during the colder months. Continuing through the ground floor, the modern kitchen has been thoughtfully designed to combine style with everyday practicality. A contemporary range of grey storage units is complemented by warm wooden worktops, while the striking grey central island, finished with a marble worktop, adds a distinctive touch and provides an excellent additional area for food preparation and informal dining. There is plenty of cupboard storage and generous worktop space, making the kitchen particularly well suited to busy family life and those who enjoy cooking and entertaining, whilst integral fridge freezer and larder are handy additions. The kitchen opens into a delightful additional seating area, that can be enjoyed throughout the day. With pleasant views over the garden and direct access outside, this area provides a lovely setting for a morning coffee. A separate dining room provides further valuable reception space, offering an ideal setting for family meals, dinner parties and special occasions. Its versatility also allows for a small desk or home-working area, should additional workspace be required. The ground floor is completed by an attached garage, providing useful additional storage for household items, bicycles, outdoor equipment and other essentials. There may also be potential to explore alternative uses for this space, subject to the necessary planning permissions, building regulations and any other required consents. Stairs rise to the first floor, where bedrooms provide comfortable accommodation for families, couples or those requiring additional space for guests or home working. The principal bedroom is a particularly appealing room, benefiting from a range of fitted wardrobes that provide excellent storage while maximising the available floor space. The second bedroom is a good-sized double, offering comfortable accommodation and flexibility for family members or guests. The third bedroom is a versatile space that would lend itself equally well to a child's bedroom, nursery, guest room or home office, depending on individual requirements. Serving the bedrooms is a generous family bathroom, fitted with both a bath and a separate walk-in shower. This practical arrangement caters for the needs of a busy household, offering the option of a relaxing bath as well as the convenience of a separate shower.

OUTSIDE

The property is approached to the front via a gated driveway, providing convenient off-road parking. A mature hedge offers an excellent degree of privacy and seclusion from the road, creating an attractive and sheltered approach. The front garden is further enhanced by a small area of lawn and established planting, adding greenery and kerb appeal. To the rear, the property enjoys a lovely private garden, providing a peaceful outdoor space for relaxation and entertaining. A generous patio area offers the perfect setting for summer barbecues, al fresco dining and gathering with family and friends. Beyond, the garden is predominantly laid to lawn, complemented by established planting that adds colour, interest and a pleasant sense of maturity. The combination of patio and lawn provides a versatile outdoor space for both adults and children to enjoy throughout the warmer months.

THE LOCAL AREA

Pembury is a village with an active community and close enough to make full use of all the facilities in Tunbridge Wells. This home is set in a popular area of the village with bus stops nearby and the allotments across the road. 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. The recreation ground has play areas for children of all ages, a skate park, along with basketball court, bowls, cricket & football clubs and a well supported U3A group. 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 Pembury, turn left and proceed past The Green and through the traffic lights into Hastings Road. Turn left at Bo-Peep Corner into Henwood Green Road continue down the hill and you will find the property on the righthand side.

AGENTS NOTE *The property has double glazed windows and is fitted with gas central heating. 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.*

Energy Efficiency Rating: D

Council Tax Band: E

Ref: P1065/62020112/V2/LE



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.