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# BarnesKingsnorth



**Henwoods Crescent, Pembury,  
Tunbridge Wells, Kent, TN2 4LJ**

**£600,000 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.



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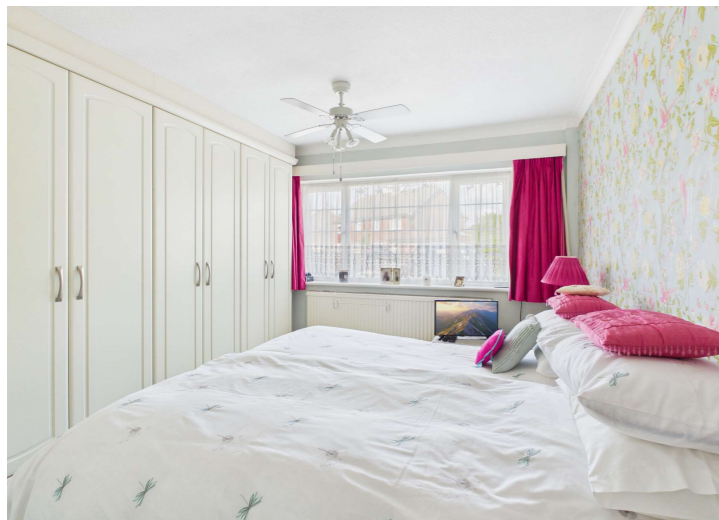
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### THE PROPERTY

Beautifully presented family home in a peaceful Cul-de-Sac. Situated in the heart of Pembury village, this well-presented and lovingly maintained family home offers spacious and versatile accommodation throughout. You are welcomed via a charming front porch into an internal hallway, complete with ample storage cupboards—perfect for keeping coats and shoes neatly tucked away. The generous main sitting room provides plenty of space for a large sofa and enjoys a bright double aspect with views to the front. This flows seamlessly into a second reception room at the rear, ideal as an additional sitting area, playroom, or home office. To the rear of the property, a delightful conservatory offers a sunny space for dining, with lovely views over the garden—perfect for relaxing or entertaining. The kitchen is well-equipped for any keen cook, featuring generous worktop space, cream cabinetry, and integrated appliances including a built-in oven and microwave-grill, electric hob, tumble dryer, and fridge freezer. It also benefits from garden views and provides access via a side door to a covered storage area and the garage. The ground floor further comprises a spacious master bedroom with fitted wardrobes spanning an entire wall, offering excellent storage, along with a family bathroom fitted with a bath and overhead shower, wash basin, and WC. Upstairs, there are two large double bedrooms, both with useful eaves storage, as well as a well-appointed shower room with WC.

### OUTSIDE

To the front, the property features off-road parking for multiple cars on a block-paved driveway, alongside a small lawn and established hedging. The rear garden is attractively terraced and designed for low maintenance. A generous patio area directly outside the conservatory is perfect for outdoor dining and summer barbecues. A mid-level terrace provides an additional seating area, while the upper terrace is laid to lawn and includes a greenhouse—creating a wonderful outdoor space 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. Set in a popular road, in the heart of the village, with a footpath close by which leads to Hastings Road and onto Henwood Green Road. Pembury village caters for everyday needs including a chemist, newsagent with Post Office counter, public houses, eateries, farm shop, Notcutts garden centre and coffee shop, hairdressers, barbers, library, doctors surgery, veterinary surgery, well-regarded primary school, churches, Tesco supermarket and petrol station with Morrisons. 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 and a bowls club and there is also a cricket club within the village. Tunbridge Wells and Tonbridge are approximately 3.3 and 5.7 miles distant respectively, both offering a wide range of shopping, recreational and educational facilities, including grammar schools. Tunbridge Wells, Tonbridge and Paddock Wood (5.4 miles) 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 area.

**ROUTE TO VIEW** From our office in Pembury High Street, turn left and continue across the traffic lights onto Hastings Road. Take the third turning on the left at Bo-Peep Corner, into Henwood Green Road. Continue down the hill and take the third turning on the left into Henwoods Crescent. The property will be found after a short distance on the left hand.

*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. Barnes Kingsnorth employs the services of Smart Search to verify all ID.*

**Energy Efficiency Rating: C**

**Council Tax Band: E**

