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# BarnesKingsnorth



**Beagles Wood Road, Pembury,  
Tunbridge Wells, Kent, TN2 4JH**

**£345,000 Freehold**

Viewings strictly by appointment with the agent  
Tel: 01892 822880  
[www.bkestateagents.com](http://www.bkestateagents.com)



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### THE PROPERTY

Ideally located in Pembury village, close to woodland walks and the village shop, this lovely two-bedroom mid-terrace home is ready to move straight into. Entrance into lobby with cupboard housing the boiler and space to hide away your shoes. Door into the kitchen, with a range of oak laminate cupboards and granite effect work tops, with integrated electric oven and hob plus space for dishwasher, washing machine and room for a free-standing full height fridge freezer. Opening into the extended, open plan sitting / dining room, a lovely modern space, with oak style flooring throughout, there is plenty of space to relax and enjoy views out to the garden. Large patio doors and a separate UPVC door give access to the gardens to the rear. To the first floor are two double bedrooms with the larger master enjoying a range of built in wardrobes. The family bathroom, with shower over bath, WC and sink completes the picture.

### OUTSIDE

Neat frontage with lawn and pathway to the front door. The rear garden is fully enclosed, entirely laid to slab creating a large patio, a perfect low maintenance space for enjoying the sunny weather! The property benefits from a garage en bloc which is approached via Batchelors.

### 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 road in the heart of the village, within a short walk of the well-regarded primary school, doctor's surgery, library and village stores. Pembury caters for everyday needs including chemist, newsagent, public houses, eateries, farm shop, Notcutts garden centre and coffee shop, hairdressers, beauty salon, post office, churches, Tesco supermarket and Morrisons. The Tunbridge Wells at Pembury Hospital is also on the periphery of village. There are walks through woodland and orchards around the village and a superb recreation ground further up Lower Green Road. 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 and football club within the village as well as a very well supported U3A. Tunbridge Wells and Tonbridge are approximately 3.4 and 5.5 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 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 surrounding areas.

**ROUTE TO VIEW** From our office in the High Street, turn left and left again at the green, into Lower Green Road. Take the sixth turning on the right into Beagles Wood Road and the property will be found on the left-hand side as denoted by our For Sale board.

**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. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

**Energy Efficiency Rating: C**

**Council Tax Band: C**



**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.

Ref: P1013/62023040/V2/LE

