



12 CAMDEN AVENUE

Pembury, Tunbridge Wells, Kent



## AN IMPRESSIVE DETACHED FAMILY HOME

Offering beautifully presented family accommodation with a striking open-plan kitchen/dining room, arranged over two storeys and situated in a sought-after village location.

   EPC  
4 2 2 C

Local Authority: Tunbridge Wells Borough Council

Council Tax Band: F

Tenure: Freehold

Services: Mains water, gas, electricity and drainage. Gas-fired central heating.

Postcode: TN2 4PQ [what3words.com/hello.papers.behind](https://www.what3words.com/hello.papers.behind)

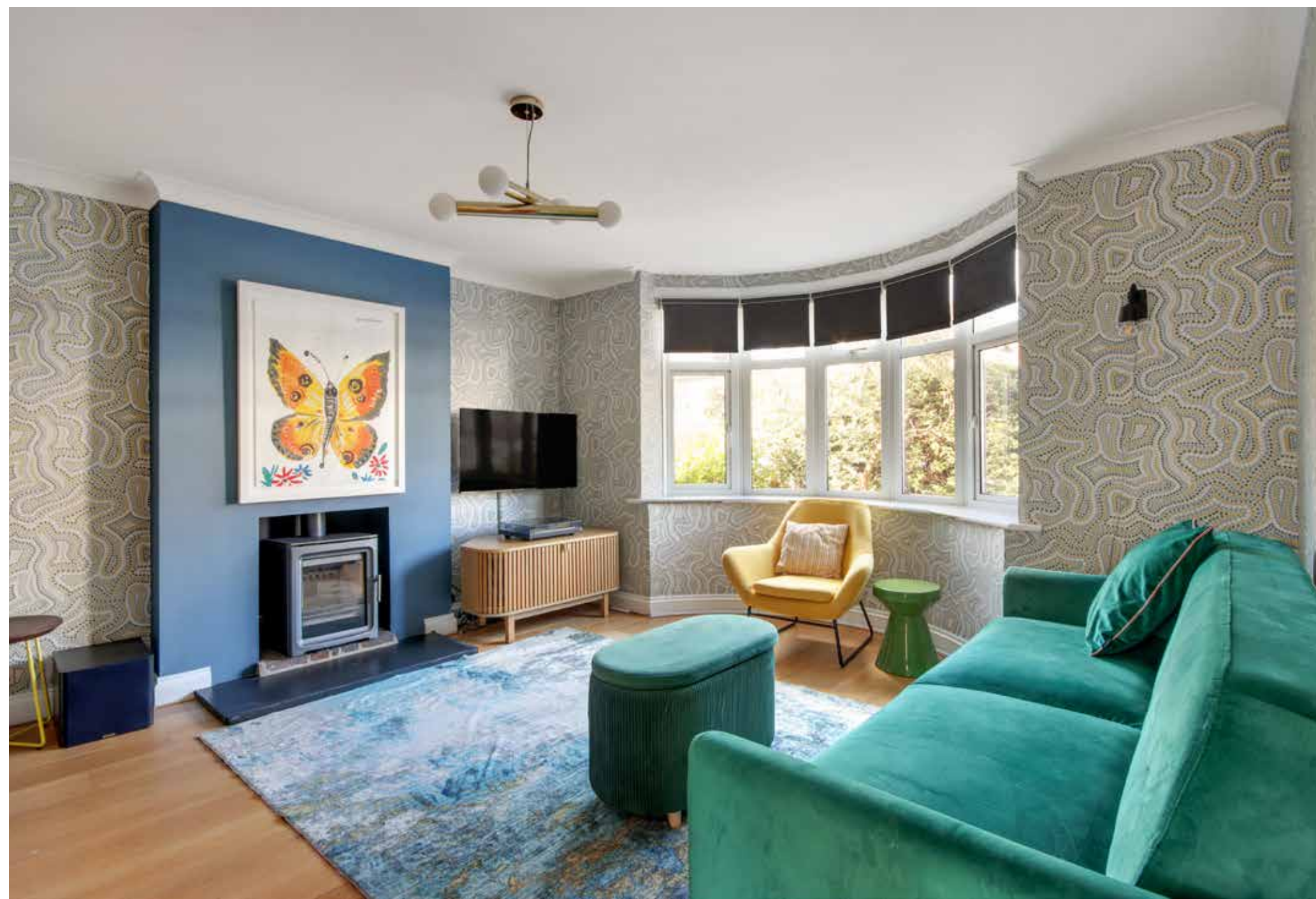


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The open-plan kitchen/dining room is situated at the back of the house with bi-fold doors opening directly into the garden, creating a wonderful living and entertaining space. The kitchen itself comprises of a range of stylish shaker style units with bespoke cabinetry, stunning solid worksurfaces and a striking central island with space for seating. There is a generous sitting room at the front of the house with a delightful bay window and cosy fireplace. The ground floor is completed by a useful utility room and cloakroom.

The principal bedroom is located on the first floor with a luxuriously appointed en suite shower room. There are three further bedrooms on this level, one currently configured as a study, served by a family bathroom complete with freestanding bath and separate shower.







## OUTSIDE AND SITUATION

The house benefits from private driveway parking and a charming arched porchway. The rear garden is predominately laid to lawn with steps leading down from a superb decked area accessed from the kitchen – ideal for alfresco dining and entertaining. A former integral garage (now partially converted) offers useful storage at the front of the house.

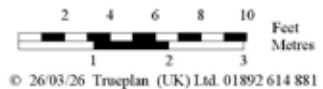
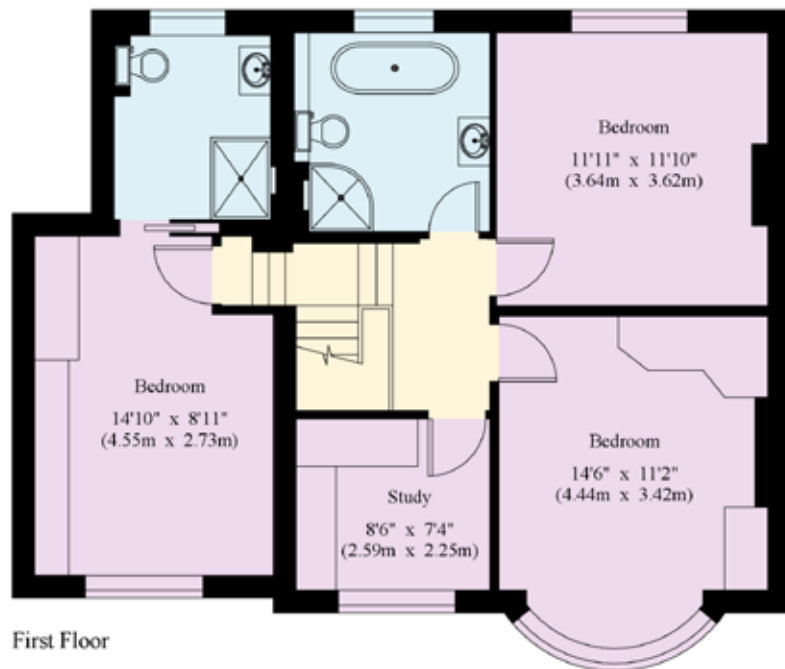
The property is located in the heart of the popular village of Pembury which offers a range of local amenities and a hospital. Nearby, the larger towns of Tunbridge Wells and Tonbridge and the village of Paddock Wood have a range of commercial, shopping and leisure facilities including Waitrose and mainline stations with direct services to London. Communications in the area are excellent, being just 0.6 of a mile from the A21 linking with the M25 London orbital.

There are a number of well-regarded schools in the area including Kent College at Pembury, Tonbridge School, The Schools at Somerhill in Tonbridge and Holmewood House Preparatory in Langton Green. There are also grammar schools for girls and boys in Tunbridge Wells and Tonbridge.





Gross Internal Area : 157.1 sq.m (1691 sq.ft.)  
(Including Garage)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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