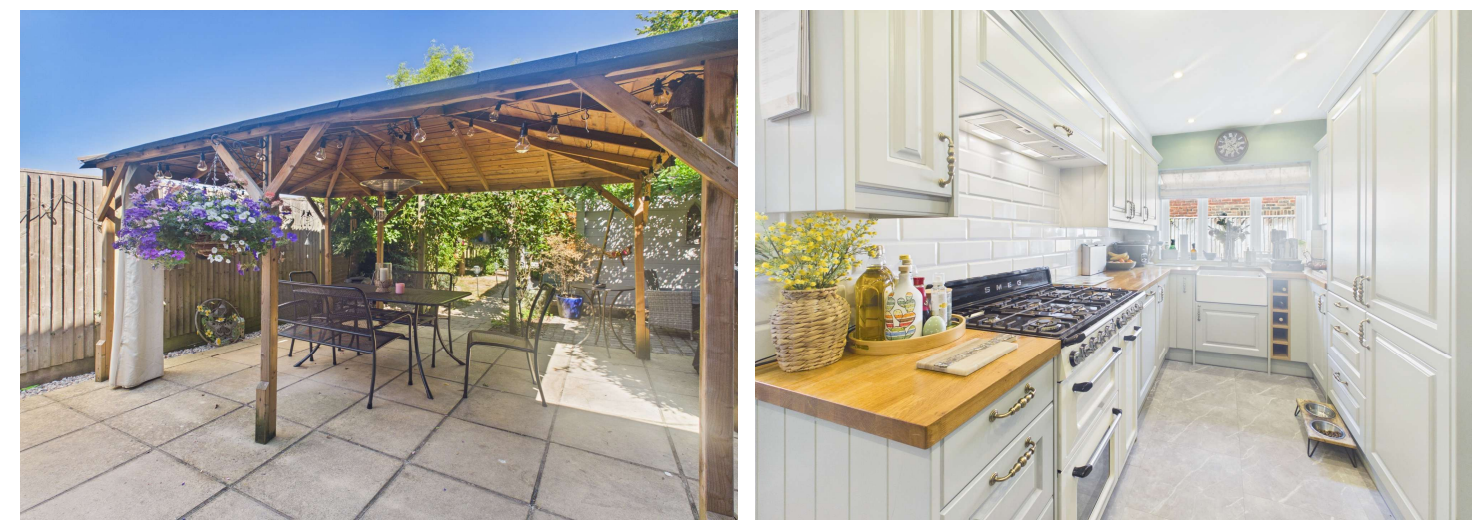


Barnes Kingsnorth offices at:

16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



Church Road, Pembury, Tunbridge Wells, Kent, TN2 4BS

£425,000 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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THE PROPERTY

Nestled in a delightful village setting, yet within easy reach of local amenities, this beautifully presented three-bedroom semi-detached home effortlessly combines character, comfort and practicality. Filled with natural light throughout, the property offers wonderfully sociable living spaces perfectly suited to modern family life. At the heart of the home is the stylish open-plan kitchen, dining and living area, creating an inviting space to cook, entertain and unwind. The charming kitchen boasts a statement Smeg range-style cooker and a traditional Butler sink, adding a touch of cottage-inspired charm, while ample space for family dining makes it ideal for both everyday living and special occasions. A separate laundry area keeps household essentials neatly tucked away, and the impressive ground floor shower room features striking contemporary tiling and a generous walk-in shower. Upstairs, three well-proportioned bedrooms provide flexible accommodation for growing families, guests or those working from home. The principal bedroom enjoys the added convenience of its own cloakroom, a practical and desirable addition.

OUTSIDE

To the front and side of the property, driveway parking for several vehicles provides everyday convenience for the busy family. The lifestyle appeal continues in the generous rear garden has been thoughtfully designed to offer something for everyone. Whether you're enjoying a morning coffee under the pergola, entertaining family and friends on a summer's evening or watching children and pets enjoy the expansive lawn, this wonderful outdoor space offers endless possibilities. The garden also benefits from both a home office and a separate studio, providing exceptional versatility for remote working, hobbies or creative pursuits. For keen gardeners, there is ample space to grow your own fruit, vegetables or simply enjoy the peaceful surroundings.

AGENTS NOTE Being sold with the benefit of no onward chain. The property is double glazed throughout and has gas central heating.



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 residential road, popular with families as it is within a short walk of the well-regarded primary school and has walkways through to Maidstone Road for the nearest bus stop, Downingbury Farm Shop and woodland walks which in turn, lead to the 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 and well supported U3A group. Pembury caters for everyday needs including a chemist, newsagent, doctor's surgery, library, public houses, eateries, Notcutts garden centre and coffee shop, hairdressers, Post office, churches, Tesco supermarket and two local convenience stores. The Tunbridge Wells at Pembury Hospital is on the periphery of the village. Tunbridge Wells and Tonbridge are approximately 3.6 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 left again into Lower Green Road. Continue along and just past the primary school, turn left into Church Road. The property will be found on the right-hand side just before the turning to Elmhurst Avenue and can be identified by our for-sale board.

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: D

Ref: P1057/62027092/V2

