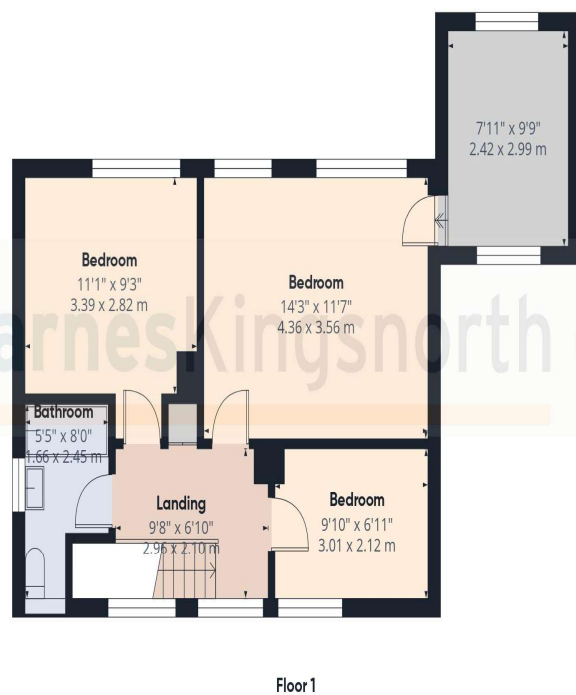
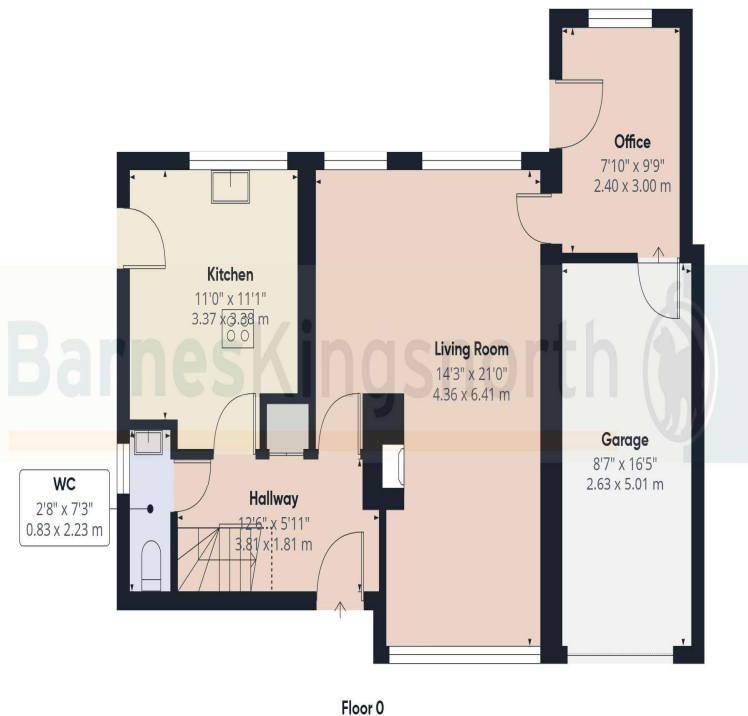


Barnes Kingsnorth offices at:

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



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Approximate total area⁽¹⁾

1238 ft²
115.1 m²

Reduced headroom
9 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Greenleas, Pembury, Tunbridge Wells, Kent, TN2 4NS

£599,950 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.



2



3



1

THE PROPERTY

Barnes Kingsnorth are delighted to bring to the market this delightful family home, offering well proportioned, light and bright accommodation. The superb location is perfect for local schools and amenities. The front door leads into a spacious hallway, with handy storage cupboard for shoes and coats. The wonderful large open plan sitting/dining room, with stunning light oak parquet flooring and large picture windows at either end, give this lovely room a real airy feel. Well proportioned, there is ample space for a large family dining table and sofa suite, and the fireplace is the real focal point of the room. The modern kitchen, with a wide range of white gloss units and white worktops is perfect for any budding chef, and the handy breakfast bar is the perfect place to enjoy your morning coffee. With built in double oven, and electric hob, there is also space for a full height fridge/freezer along with washing machine, tumble dryer and dishwasher. The office overlooks the garden to the rear, with a door for direct access to the garden. This flexible space could alternatively be used as a play room, or utility room. The integrated garage is ideal for storage. It offers the potential, subject to the necessary consents, to be converted into additional downstairs living. A downstairs WC toilet completes the ground floor. There are three bedrooms on the first floor. The master bedroom offers a range of fitted wardrobes. It also benefits from an adjoining room which can be used as a child's bedroom or office, alternatively it is calling out to be converted to an en-suite bathroom or walk in wardrobe. There are two further bedrooms, a double and a smaller single bedroom. Also, a family bathroom with a power shower over the bath, WC and sink.

OUTSIDE

The home is approached from the front via the large driveway, offering off road parking for 2-3 cars. There is a large area of lawn, with some mature planting. The rear garden is secluded, thanks to a variety of shrubs and trees along the fenced boundaries. It includes a large patio, ideal for summer barbecues, a sunken garden at the end and the rest of the garden is laid to lawn. A perfect place to enjoy warm weather! This also provides space to extend the house to the rear (subject to planning permission).



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 residential road. Pembury caters for everyday needs including a well regarded primary school, doctor's surgery, library, chemist, newsagent, public houses, eateries, farm shop, Notcutts garden centre and coffee shop, hairdressers, vets, post office, churches, Tesco supermarket and 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, which has play areas for children of all ages, including a basketball court and skate park. For the adults, there is outside gym equipment and 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 3.2 and 5.6 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 offices in Pembury proceed along the High Street turning right into Woodhill Park, take the first turning on the right into Greenleas and the property will be found on the left-hand side.

PLEASE NOTE: In accordance with the 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 address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: E

