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



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.

BarnesKingsnorth







Henwoods Crescent, Pembury, Tunbridge Wells, Kent, TN2 4LL

£360,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01892 822880
www.bkestateagents.com

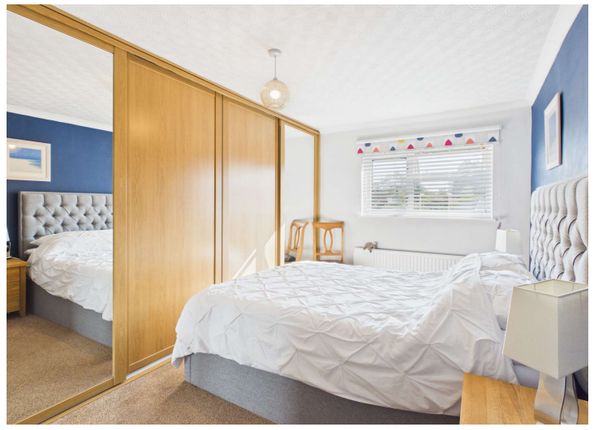
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THE PROPERTY
A wonderful two-bedroom home, ideally situated just a short stroll from woodland walks and the village amenities. Well appointed throughout, this lovely property would make an ideal home for first-time buyers, couples and downsizers alike. The welcoming entrance hall leads into the bright and modern kitchen, which features attractive wood-effect cabinets complemented by crisp white worktops. There is generous storage, an integrated double oven, dishwasher and space for freestanding fridge freezer. The space beneath the stairs has been cleverly utilised as a useful utility area, with plumbing for a washing machine and tumble dryer. There is also ample room for a small dining table and chairs, creating a lovely space for evening meals. The double-aspect sitting room is a particularly bright and inviting space, with a window overlooking the front and French doors opening directly onto the garden. A focal gas fireplace adds warmth and character, while useful storage cupboards either side of the French doors provides additional practicality. There is plenty of room for sofas and armchairs, making this an ideal space for relaxing and entertaining. Also on the ground floor is a versatile office space, which could equally be used as a guest room or occasional bedroom, together with a convenient downstairs WC. To the first floor are two well-proportioned double bedrooms. The principal bedroom benefits from a large fitted corner wardrobe, while the second bedroom has two single wardrobes, providing excellent storage. The family bathroom is fitted with a crisp white suite comprising a shower over the bath, WC and wash hand basin.

OUTSIDE
To the front of the property is an area of grass which has been purchased and currently provides useful off-road parking. There is also the option to create a formal driveway, subject to the installation of a dropped kerb. To the rear is a generous and sunny garden, laid predominantly to lawn with a selection of established planting. At the far end of the garden are concrete bases providing an ideal foundation for a workshop and sheds, offering excellent potential for additional storage and workspace.







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 on the left hand side

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: D

Council Tax Band: C

Ref: P1064/62020101/V1/EH