

19 The Forstal, Pembury, Tunbridge Wells, TN2 4EG.

Guide Price £525,000 - £550,000

Jack Charles
Estate Agents

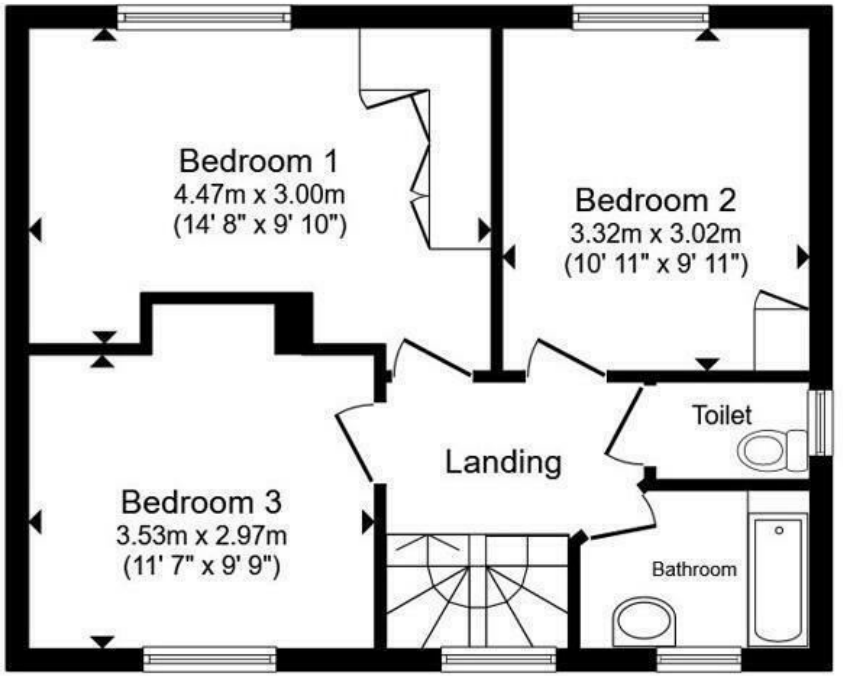
Sales & Lettings

- Detached House
- Three Bedrooms
- Living Room
- Kitchen / Dining Room
- Study / Occasional Bedroom
- Garden
- Garage
- Parking
- Viewings Recommended

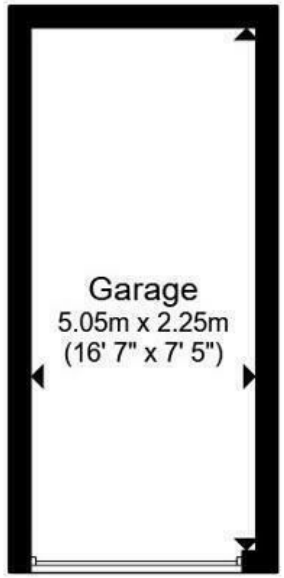
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Ground Floor

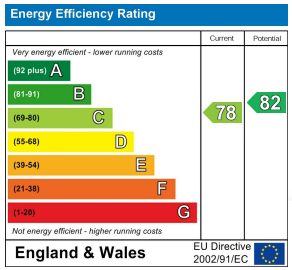


First Floor



Garage

Total floor area 106.9 m² (1,151 sq.ft.) approx



Important Notice:
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To Be Sold

Jack Charles are delighted to offer this three double bedroom detached family home, situated in a popular residential area of Pembury within close proximity of the nursery / primary school.. With an impressive open plan kitchen/dining room, a separate study and a sitting room opening onto the rear garden, the property provides versatile accommodation, complemented by a private driveway and single garage. There may also be potential to extend, subject to the necessary planning permissions and consents.

A front porch opens into the entrance hall, from which stairs lead to the first floor. The spacious open plan kitchen/dining room provides a sociable setting for everyday family life and entertaining, while the separate sitting room enjoys sliding doors onto the garden. A study offers useful space for working from home, and a cloakroom completes the ground floor accommodation.

Upstairs, the landing gives access to three double bedrooms and the family bathroom. The property benefits from gas fired central heating and double glazing throughout.

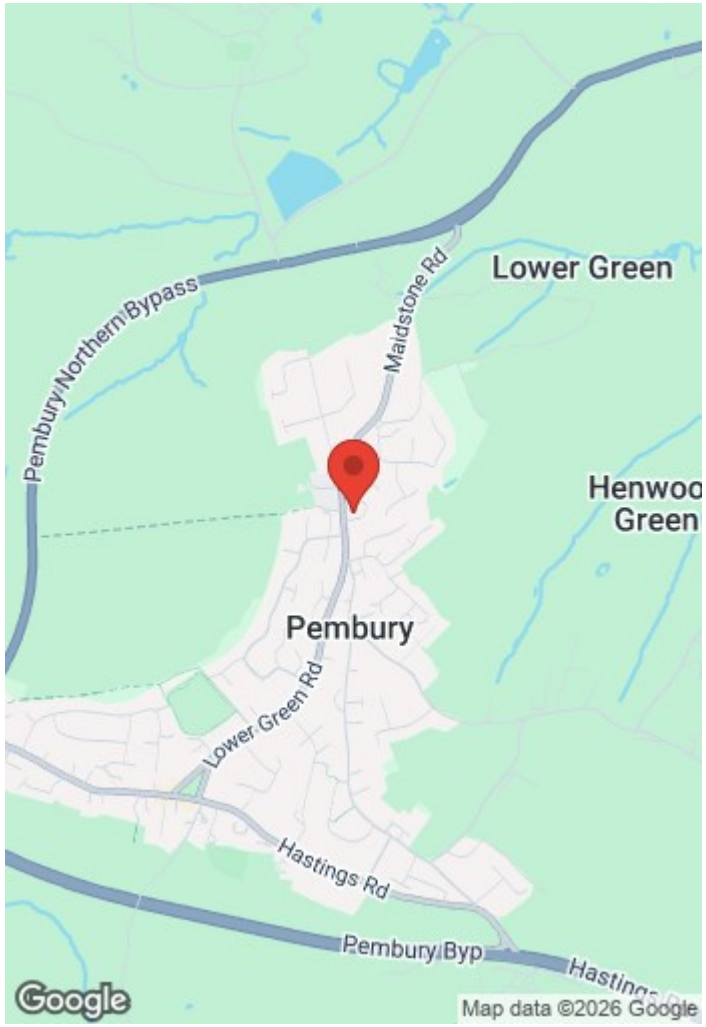
To the front, a private driveway leads to the single garage, positioned beneath the property. Gated side access leads to the rear garden, providing space for outdoor dining, relaxing and entertaining.

Pembury

Pembury is very conveniently situated close to the A21 that bypasses the village and provides a direct connections to the coast and to the M25 further north. For commuters there is a choice of frequent London-bound services from stations in Tunbridge Wells (about 3.3 miles), Paddock Wood (about 5 miles) and Tonbridge (about 5.7 miles).

Residents of Pembury enjoy their proximity to the thriving town of Tunbridge Wells, whether by car or public transport direct to the centre of town (less than 3 miles). Well regarded schools for all ages can be found in the town, as well as secondary level independent schools in Tonbridge, Sevenoaks and the wider area.

Pembury offers local services and shops, including post office, convenience stores, a chemist and a filling station. There is a popular garden centre, and on the outskirts is the new Tunbridge Wells Hospital (2011) can be found.

















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Sales & Lettings

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