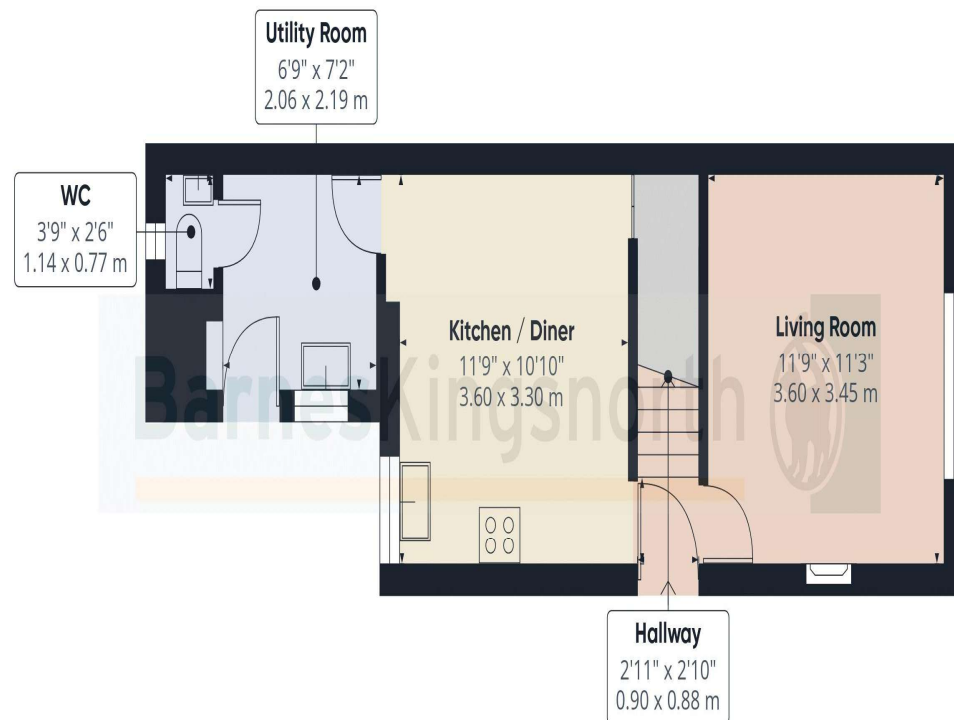


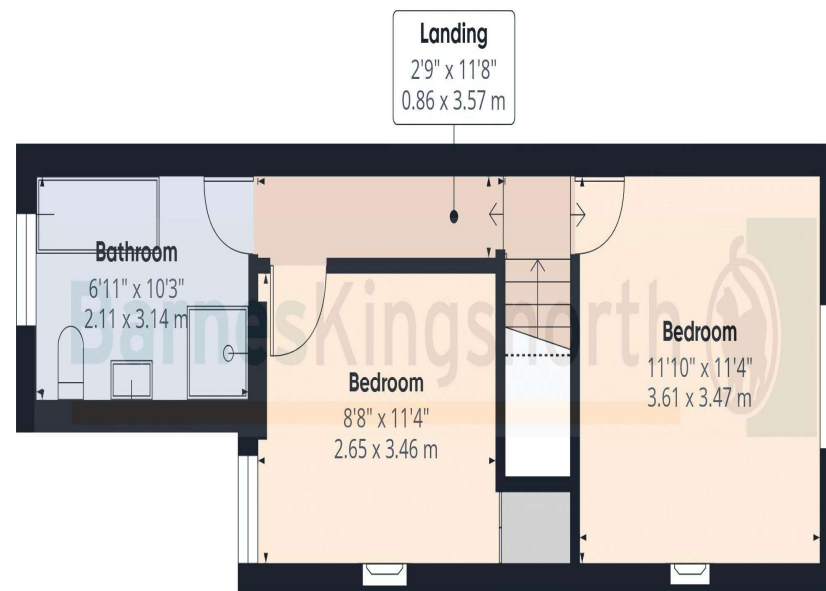
Barnes Kingsnorth offices at:

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



Floor 0



Floor 1



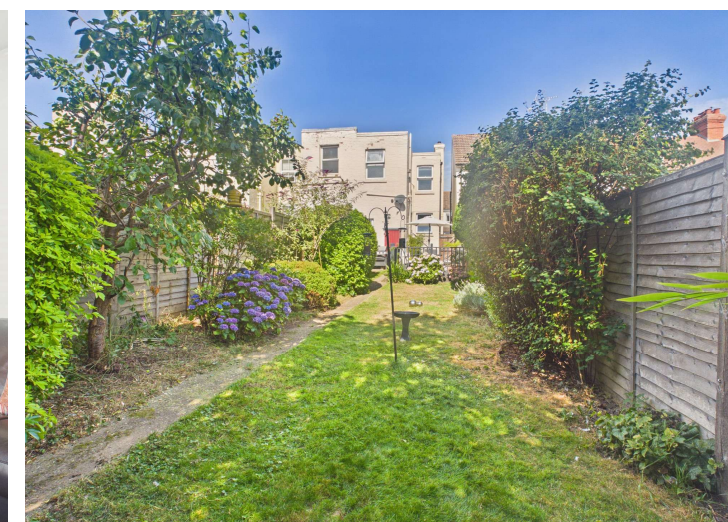
Approximate total area⁽¹⁾
 709 ft²
 65.8 m²

(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



**Canterbury Road, Pembury,
 Tunbridge Wells, Kent, TN2 4JT**

£335,000 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.



2



2



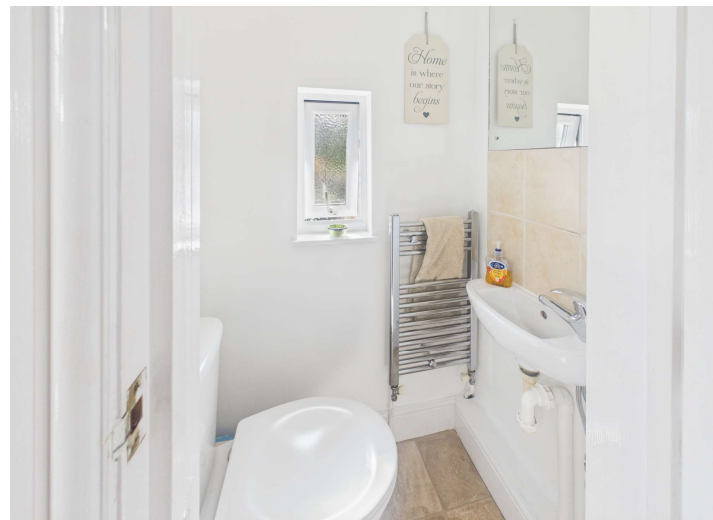
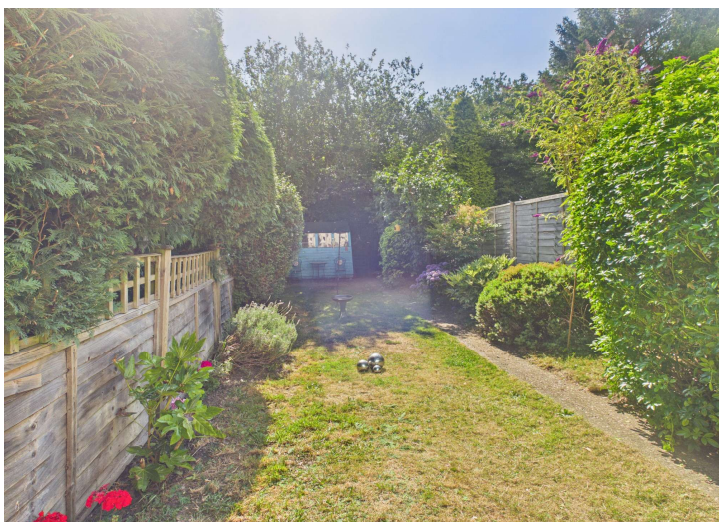
1

THE PROPERTY

Being sold with no onward chain, this well-presented two-bedroom home enjoys a central location in the heart of Pembury and offers spacious, well-balanced accommodation, ideal for first-time buyers, investors or those looking to downsize. Accessed via a side entrance, the property opens into a welcoming sitting room positioned at the front of the home. A large window fitted with attractive wooden shutters fills the room with natural light, while the original fireplace creates a charming focal point. With ample space for comfortable seating, it's the perfect spot to relax and unwind. The kitchen forms the heart of the home, featuring oak-effect units complemented by granite-style worktops. There is an integrated electric oven and gas hob, along with space for a slimline dishwasher and a fridge freezer. Generous proportions provide plenty of room for a dining table and chairs, making it an ideal space for both everyday family life and entertaining. To the rear, a practical utility room offers space for both a washing machine and tumble dryer, with a door leading directly to the garden. A convenient downstairs WC completes the ground floor accommodation. Upstairs, the property offers two generous double bedrooms, both bright and airy. A Velux window above the landing floods the first floor with natural light, enhancing the sense of space. The accommodation is completed by a spacious family bathroom, fitted with a full-sized bath, separate corner shower, wash basin and WC.

OUTSIDE

The property is approached via a front courtyard, providing a practical space for storing bins and bicycles while creating an attractive first impression. To the rear, the secluded garden offers a wonderful extension of the living space. Enclosed by mature planting for a good degree of privacy, it features a generous patio that's perfect for al fresco dining, summer barbecues or simply relaxing with family and friends. Beyond, a sizeable lawn provides plenty of space for children to play or keen gardeners to enjoy, while a useful garden shed offers excellent storage for tools and outdoor equipment.



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. 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 and Morrisons supermarkets. 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, a basketball court and a skate park. Pembury has a bowls club, cricket club and a 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 office in Pembury High Street, turn left and continue along the High Street, through the traffic lights into Hastings Road. Continue past the King William IV public house and take the next turning on the left into Canterbury Road. The property will be found on the right-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. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: C

Ref: P1055/62027082/V2/EH

