



Connells

Maidstone Road
Pembury Tunbridge Wells



Property Description

Set within the picturesque village of Pembury, this delightful four-bedroom detached home, in need of modernisation, offers space, character, and exciting potential. The light-filled interior features a dual-aspect lounge, formal dining room, kitchen/breakfast room with appliances, utility room, and cloakroom.

Upstairs offers four well-sized bedrooms, a family bathroom, and separate cloakroom. The property also presents the exciting possibility of a loft conversion or a double-storey rear extension (subject to planning), offering scope to expand in line with your family's evolving needs.

Step outside to discover beautifully established gardens to the front and rear, featuring lush lawns, mature shrubs, and natural hedging - a tranquil oasis where children can play and adults can unwind. A generous private driveway provides ample parking for several vehicles, along with a double garage for additional storage.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a

minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Entrance Hall

Cloakroom

Lounge

19' 7" Max x 19' 8" Max (5.97m Max x 5.99m Max)

Dining Room

13' 1" Max x 16' 2" Max (3.99m Max x 4.93m Max)

Kitchen/Breakfast Room

13' Max x 16' 5" Max (3.96m Max x 5.00m Max)

Utility Room

6' 8" Max x 9' 11" Max (2.03m Max x 3.02m Max)

First Floor

Landing

Bedroom One

13' 2" Max x 14' 5" Max (4.01m Max x 4.39m Max)

Bedroom Two

10' 10" Max x 13' 4" Max (3.30m Max x 4.06m Max)

Bedroom Three

8' 1" Max x 9' 11" Max (2.46m Max x 3.02m Max)

Bedroom Four

7' 11" Max x 8' 8" Max (2.41m Max x 2.64m Max)

Bathroom

Additional Cloakroom

Outside

Front Garden

Gated Driveway

Rear Garden

Double Garden

Location

Pembury is a delightful village predominantly set around an attractive village green. It has an excellent range of local shops including a pharmacy, general store, pubs and a doctor's surgery as well as a community recreation ground. It has a good primary school as well as further state secondary and grammar schools nearby in Tunbridge Wells and Tonbridge. The Tunbridge Wells Hospital is within easy reach and there are fast direct train services to London from 4 mainline stations, whilst the A21 connects with the M25.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D Council Tax Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406803



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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