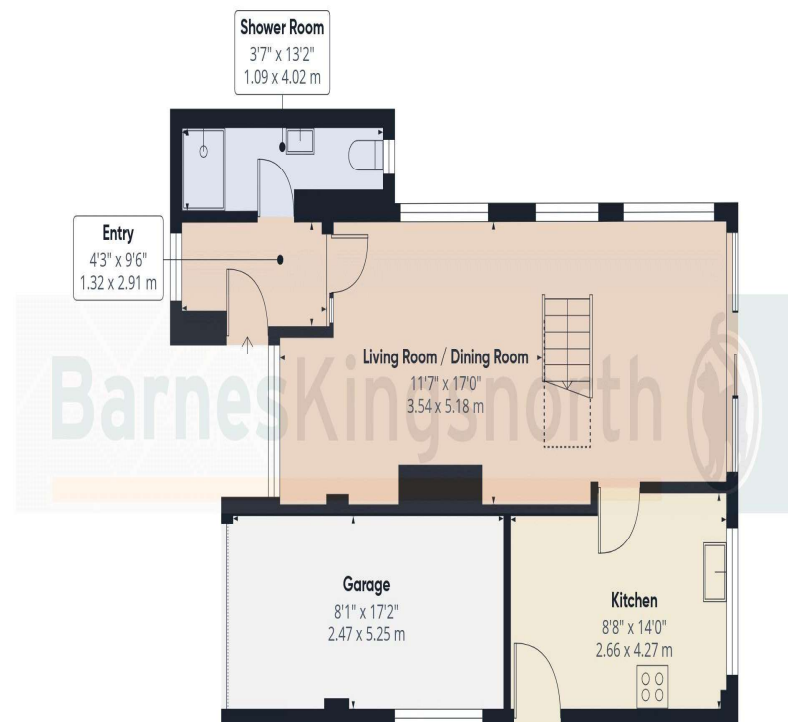


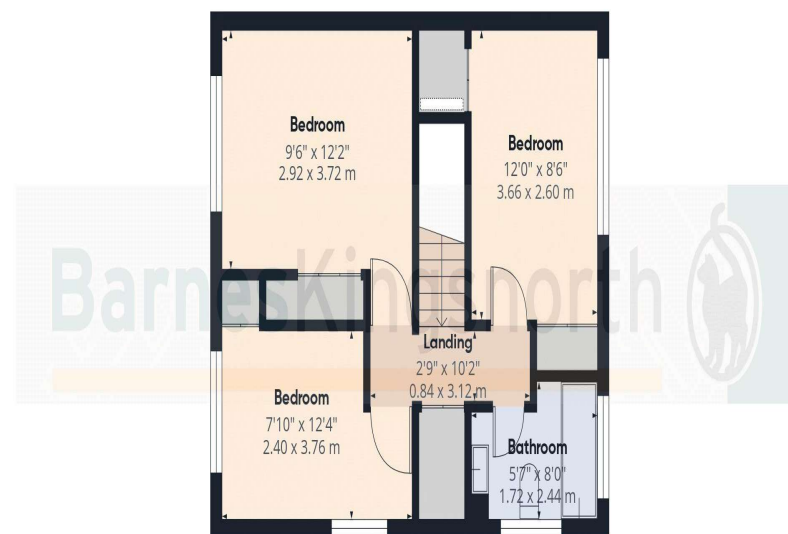
Barnes Kingsnorth offices at:

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^m

1084 ft²
100.8 m²

Reduced headroom

14 ft²
1.3 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



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

£515,000 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



3



2

THE PROPERTY

Offering an excellent opportunity to purchase a three-bedroom detached home with fantastic potential to modernise and make your own, this well-loved property provides generous and flexible accommodation throughout. Extended to the front, the property welcomes you into a spacious entrance hallway with ample room for coats, shoes and additional storage. A convenient ground floor shower room adds practicality for family living. The heart of the home is the spacious open-plan sitting and dining room, with the staircase positioned between the two areas to create a natural division while maintaining an open feel. The sitting room enjoys a large square bay window to the front, along with additional side windows that flood the space with natural light. To the rear, the dining area overlooks the garden and features sliding patio doors, creating an ideal setting for entertaining or everyday family life. The generously proportioned kitchen is fitted with an excellent range of solid wood cabinets and extensive worktop space. There is room for a small breakfast table or additional storage, while integrated appliances include an electric oven, gas hob, dishwasher, washing machine and fridge freezer. A side door provides convenient access to the garden. Upstairs, the property offers three well-proportioned bedrooms, comprising two doubles and a comfortable single, all benefiting from built-in storage cupboards. A large airing cupboard provides additional practical storage, while the family bathroom is fitted with a bath, wash hand basin and WC. With its versatile layout, spacious rooms and scope for improvement, this is a wonderful opportunity to create a home tailored to your own style and requirements.

OUTSIDE

To the front of the property, a driveway provides off-road parking for two vehicles and leads to the attached garage, offering excellent storage or potential to convert into additional living accommodation, subject to the necessary permissions. The rear garden is a delightful, sunny outdoor space, featuring a generous patio that's perfect for al fresco dining and summer barbecues. The lawn is bordered by established planting, creating a pleasant and private setting, while a garden shed provides useful additional storage.



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 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. Barnes Kingsnorth employs the services of Smart Search to verify all ID.

Energy Efficiency Rating: D

Council Tax Band: E

Ref: P1054/62027042/EH/V2

