



WOODHILL PARK, PEMBURY

TUNBRIDGE WELLS - OFFERS IN EXCESS OF £550,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

91 Woodhill Park, Pembury, Tunbridge Wells, TN2 4NP

Entrance Hall - Downstairs Cloakroom - Study - L-Shaped Sitting Room - Dining Room - Kitchen/Breakfast Room
First Floor Landing - Four Double Bedrooms - En Suite Shower Room - Family Bathroom - Good Size Front & Rear Gardens - Driveway To Detached Double Garage

Set towards the end of a sought after residential no-through road within the village of Pembury is where you will find this well-proportioned, 1987-built, four-bedroom detached home with good-size front and rear gardens and the benefit of a detached double garage. The property's other features include double glazing, gas central heating via radiators, a downstairs cloakroom as well as a family bathroom and en suite shower room. The kitchen has a fitted cooker and hob. The property would benefit from some updating, and this has been reflected in the realistic asking price and provides an excellent opportunity to refurbish and decorate to your own taste and standards. In view of the demand we experience for this particular road and taking into consideration all of the property's features, we have no hesitation in recommending an early appointment to view.

Panelled door into:

ENTRANCE HALL:

Radiator, fitted carpet and window to side.

DOWNSTAIRS CLOAKROOM:

Low level WC, wash hand basin and window to front.

STUDY:

Radiator, power points and window to side.

SITTING ROOM:

Good size L-shaped room with inset gas coal effect fire, TV point, coved ceiling, three radiators, two windows to front and connecting door to dining room.

DINING ROOM:

Coved ceiling, radiator, double glazed patio doors opening to the rear garden and further door connecting to kitchen.



KITCHEN:

Fitted with a range of wall and base units with worktops over and tiled splashback along with two stainless steel single drainer sink units with mixer taps. Built-in gas hob, electric double oven and filter hood, space for washing machine and further space for fridge/freezer. Wall mounted gas fired boiler, tiled effect flooring, coved ceiling, under stairs storage cupboard, two windows to rear and door leading to garden.

FIRST FLOOR LANDING:

Built in cupboard housing lagged hot water tank with shelving above and access to loft space via pull down ladder.

BEDROOM:

Built in wardrobe, radiator and window to front.

BEDROOM:

Radiator and window to rear.

BEDROOM:

Window to front.

BEDROOM:

Window to rear and door into:

EN SUITE SHOWER ROOM:

Cubicle with electric shower, low level WC (disconnected at present) and corner wall mounted wash hand basin. Tiled walling, radiator and velux style window.

OUTSIDE REAR:

Paved path and patio lead to the garden, which is mainly laid to lawn, surrounded by well-stocked shrub and bed borders, several mature trees, fencing to side and wall to rear provide the garden with privacy, outside timber shed and summerhouse, pond, outside power, light and tap, side access to front.

OUTSIDE FRONT:

Front driveway leading to a detached double garage with two single up-and-over doors, internal power and lighting, and a personal door providing access to the rear. The garden is mainly laid to lawn, with hedging to the boundaries and a pathway with steps leading to the entrance.



SITUATION:

The property is located in a sought-after residential road within walking distance to not only the local village school but also various shops and public houses that form the centre of Pembury Village. Equally accessible are beautiful areas of open Kentish countryside. Tunbridge Wells itself is a little over 2 miles away and offers a far wider range of social, retail and educational facilities, including a number of sports and social clubs, two theatres, a range of independent retailers principally located between the Pantiles and Mount Pleasant, and further multiple retail opportunities at the Royal Victoria Place, the adjacent Calverley Road precinct and North Farm Retail Estate. The town has a mainline rail station with fast and frequent services to London and the coast, with Pembury itself being particularly well located to take advantage of the A21 road connecting to the M25.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWINGS:

By Wood & Pilcher Tunbridge Wells 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



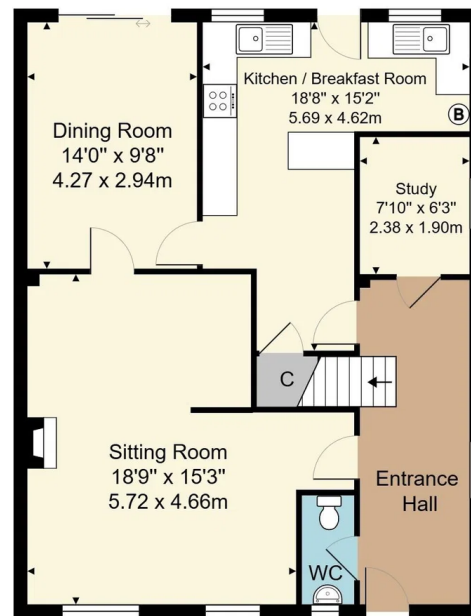
23 High Street, Tunbridge Wells,
Kent, TN1 1UT

Tel: 01892 511211

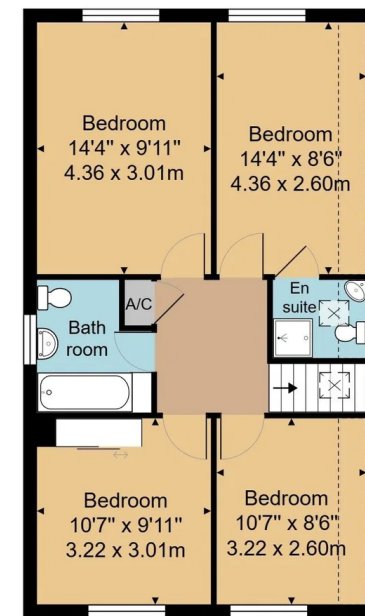
Email:

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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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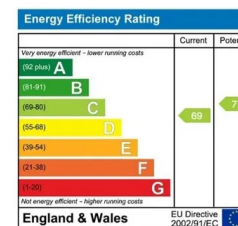
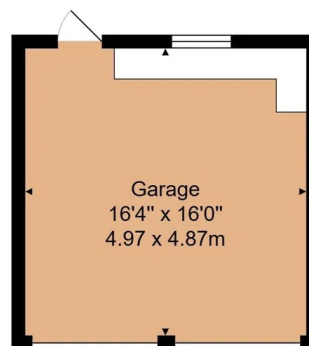
www.woodandpilcher.co.uk



Ground Floor



First Floor



House Approx. Gross Internal Area 1452 sq. ft / 134.9 sq. m

Garage Approx. Internal Area 261 sq. ft / 24.2 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.