



9 The Meadow, Pembury, Tunbridge Wells, TN2 4EH.

Jack Charles  
Estate Agents

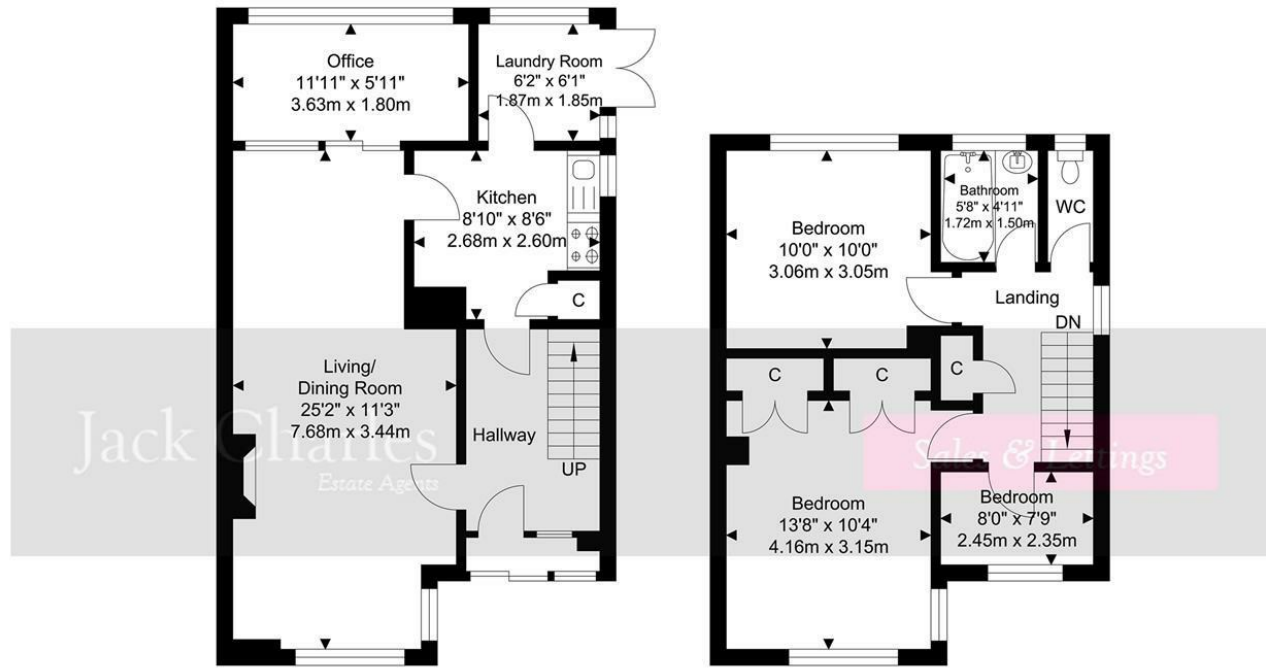
Guide Price £450,000 - £500,000

Jack Charles  
Estate Agents

Sales & Lettings

- Semi Detached House
- Sun Room
- Off-street parking & garage
- Three bedrooms
- Kitchen
- Quiet, family-friendly area
- Through lounge / dining room
- Rear garden
- Close to local schools

**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  
Approximate Floor Area  
549.39 SQ.FT.  
(51.04 SQ.M.)

First Floor  
Approximate Floor Area  
432.06 SQ.FT.  
(40.14 SQ.M.)

TOTAL APPROX FLOOR AREA 981.45 SQ.FT. (91.18 SQ. M.)  
For Identification Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Important Notice:**  
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

## To Be Sold

Guide Price £450,000 - £475,000

Jack Charles are delighted to offer this charming home, ideally positioned within the ever popular village of Pembury, just a short distance from Tunbridge Wells.

Situated in a peaceful residential setting on The Meadow, this delightful house presents an excellent opportunity for families and professionals seeking a well balanced home in a highly convenient location. The property enjoys an attractive frontage and a well maintained exterior that complements the character of the surrounding area.

Internally, the accommodation is well proportioned with an entrance hall, through lounge dining room, sunroom, kitchen and a utility lobby. To the first floor there are three bedrooms and a family bathroom.

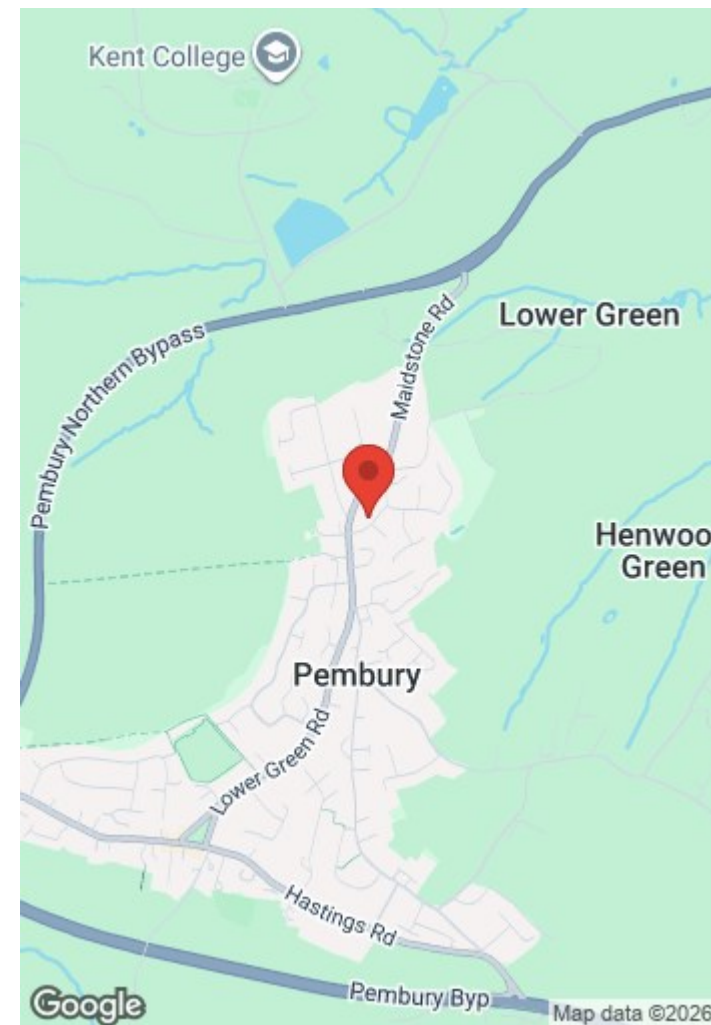
Outside, the rear garden is private with attractive flower and shrub borders, a lawned area and a large paved patio that extends to the side providing seating areas perfect for al fresco dining. To the front there is an area of lawn, brick paved drive and a single garage with path to the rear between the house and garage. Viewings are recommended.

## 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.





**Jack Charles**  
Estate Agents

**Sales & Lettings**

191 High Street  
Tonbridge  
6 London Road  
Tunbridge Wells  
Kent TN1 1DQ  
Tel: (01892) 621 721

30 London Road  
Sevenoaks  
Kent TN13 1AP  
Tel: (01732) 678 678

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)

