



36 Henwoods Crescent, Pembury, Tunbridge Wells, TN2 4LL.

Asking price £550,000

Jack Charles  
Estate Agents

Sales & Lettings

- Extended Detached Family Home
- Living Room
- Front, Side & Rear Gardens

- 3 / 4 Bedrooms
- Dining Room
- Integral Garage

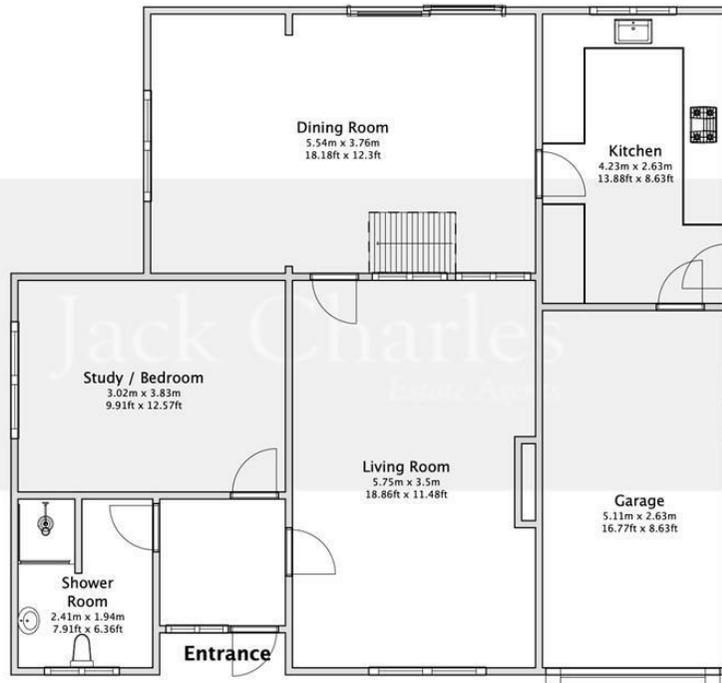
- Three Bathrooms
- Kitchen
- Viewings Recommended

**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.

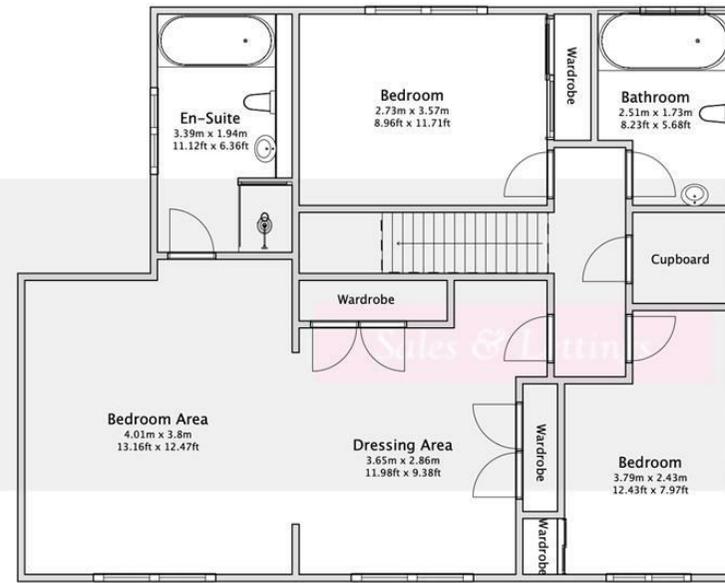
## 36 Henwoods Crescent

Approximate total internal area:  
159.32m<sup>2</sup> ( 1714.91sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only



**Ground Floor**



**First Floor**

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

73

60

**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

Jack Charles are delighted to offer this spacious and versatile four bedroom detached family home, positioned within a quiet residential crescent and offering approximately 1,714 sq ft of well arranged accommodation, an integral garage and a private rear garden.

The property is approached via a paved driveway providing ample off road parking and access to the garage. Internally, the entrance hall leads to a modern ground floor shower room and WC, along with a versatile study or ground floor bedroom, ideal for home working or guest accommodation.

The living room is positioned to the front and is of a generous size, with a door leading through to the dining room at the rear, creating excellent space for entertaining. Stairs rise to the first floor, while sliding doors from the dining area provide direct access to the patio and garden. A further door leads into the kitchen, which is well positioned with side access and internal access to the garage.

To the first floor, the principal bedroom is an exceptional size and is entered via a large dressing area with built in wardrobes. This space offers flexible use as a principal suite or additional family living area, having formerly been a separate bedroom, and is complemented by an en suite shower room. Two further double bedrooms are served by a family bathroom.

Outside, the rear garden is mainly laid to lawn with a paved patio area, creating a private and enjoyable outdoor space. The garden continues to the side, where there is an additional secluded lawned area. Access is available on both sides of the property. To the front, there is ample parking for several vehicles.

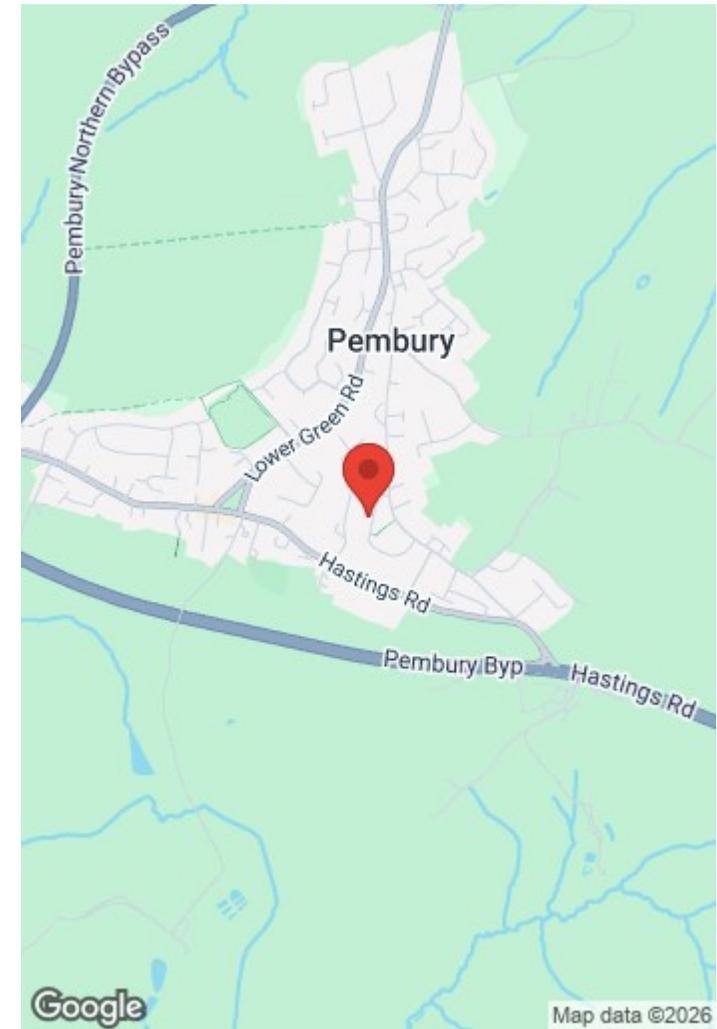
This is an excellent opportunity to secure a well proportioned family home in a popular residential location. Early viewing is highly recommended.

### 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 Pembury Hospital.



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