

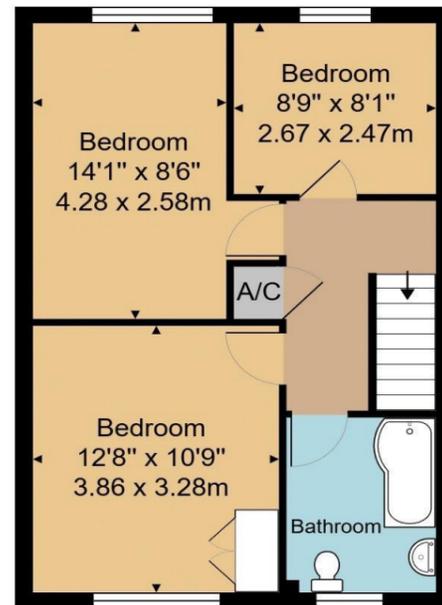
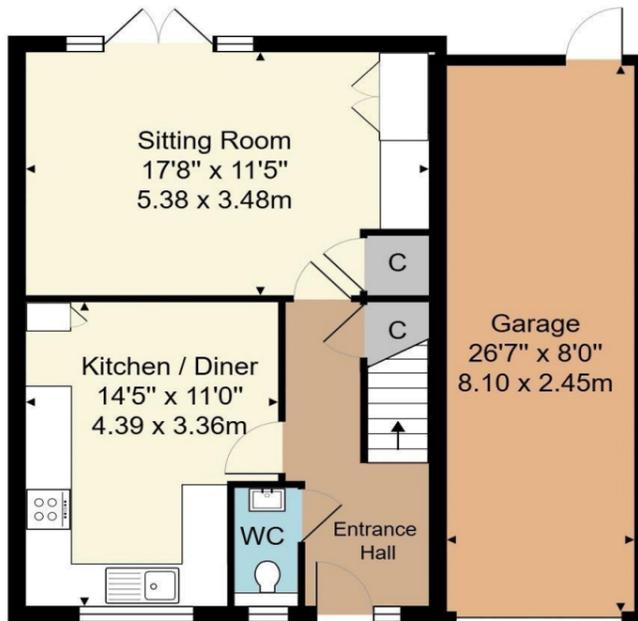
Barnes Kingsnorth offices at:

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Barnes Kingsnorth



Score	Energy rating	Current	Potential
92+	A		
81-91	B		96 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

House Approx. Gross Internal Area 941 sq. ft / 87.4 sq. m
 Approx. Gross Internal Area (Incl. Garage) 1174 sq. ft / 109.0 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.

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.

Beagles Wood Road, Pembury, Tunbridge Wells, Kent, TN2 4HX

£465,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01732 771616
www.bkestateagents.com



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THE PROPERTY

Nestled in the sought-after village of Pembury, this beautifully presented three-bedroom semi-detached home sits at the entrance of a quiet no-through road. The entrance hall offers the convenience of a downstairs cloakroom and useful storage cupboard, ideal for keeping shoes and coats neatly out of site. To the front of the property is a bright, contemporary kitchen featuring a built-in oven and hob, along with space for additional appliances. This generous and stylish space also accommodates a dining table, creating a sociable area perfect for family meals, morning coffees or relaxed entertaining. At the rear, a calm and spacious sitting room enjoys large French doors that open onto the garden this room is also benefits from a built-in storage. This seamless indoor/outdoor flow makes it easy to enjoy summer evenings, children's play or weekend gatherings. Returning to the hallway, the stairs lead to the first floor where you will find three well-presented bedrooms offering comfortable accommodation, with bedroom one benefitting from built in storage. There is modern family bathroom complete with a white suite, and plenty of storage to hide away family belongings.

OUTSIDE

To the front, a double-width brick-paved driveway provides ample off-road parking and leads to the garage, which includes power, lighting and a useful door to the garden. A particular highlight of this home is the large, private rear garden-mainly laid to lawn and framed by attractive sleeper-edged, well-stocked borders. It's an ideal space for outdoor relaxation, gardening enthusiasts or family fun.



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. This home is set in a popular road in the heart of the village, within a short walk of the well-regarded primary school, doctor's surgery, library and village stores. Pembury caters for everyday needs including chemist, newsagent, public houses, eateries, farm shop, Notcutts garden centre and coffee shop, hairdressers, beauty salon, post office, churches, Tesco supermarket and Co-op. The Tunbridge Wells at Pembury Hospital is also on the periphery of village. There are walks through woodland and orchards around the village and a superb recreation ground further up Lower Green Road. 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 and football club within the village as well as a very well supported U3A. Tunbridge Wells and Tonbridge are approximately 3.4 and 5.5 miles distant respectively, both offering a wide range of shopping, recreational and educational facilities, including grammar schools. Tunbridge Wells, Tonbridge and Paddock Wood 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 surrounding areas.

ROUTE TO VIEW

From our office in the High Street, turn left and left again at the green, into Lower Green Road. Take the sixth turning on the right into Beagles Wood Road and the property will be found at the beginning of the road.

PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now 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. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: D

Ref: P1036/62023011/V1

