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BarnesKingsnorth



Canterbury Road, Pembury, Tunbridge Wells, Kent, TN2 4JT

£395,000 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.



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THE PROPERTY

Located in the heart of Pembury village, this delightful mid-terrace period home is just a short stroll from local amenities, making it an ideal purchase for first-time buyers or those looking to step onto the property ladder. Offering plenty of scope for future enhancement, the property presents exciting potential to reconfigure the ground floor or convert the loft space—similar to neighbouring homes—subject to the necessary planning consents. You are welcomed via a practical entrance porch with space for coats and shoes, leading into the hallway. The bright and spacious sitting room features a large bay window that fills the space with natural light, while a charming electric log burner creates a cosy focal point. Wood-effect flooring adds character in keeping with the age of the property, and a generous understairs cupboard provides useful storage. To the rear, the open-plan kitchen/dining room is well-suited to modern living, fitted with wood-effect units and granite-style worktops. Integrated appliances include an gas oven and grill, fridge, and gas hob, with additional space for a washing machine. There is ample room for a large dining table, making this a perfect space for entertaining or family life. Beyond the kitchen, a rear lobby with a large storage cupboard leads to the family bathroom, fitted with a bath and overhead shower, wash basin, and WC. A lovely sunroom at the back of the house enjoys views over the garden and provides a versatile second reception area—ideal as a home office or relaxation space—with direct access outside. Upstairs, the property offers three bedrooms: two single rooms and a generous double bedroom, benefiting from fitted storage.

OUTSIDE

To the front, there is a small courtyard garden, ideal for bin storage. The standout feature of this home is the impressive sunny rear garden. Predominantly laid to lawn, it offers a wonderful space to enjoy the sunshine and is perfect for keen gardeners. A patio area provides ample space for outdoor furniture—ideal for entertaining and summer barbecues.



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. Pembury caters for everyday needs including a well-regarded primary school, doctor's surgery, library, chemist, newsagent, public houses, eateries, farm shop, Notcutts garden centre and coffee shop, hairdressers, vets, Post Office, churches, Tesco and Morrisons supermarkets. 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 which has play areas for children of all ages, a basketball court and a skate park. Pembury has a bowls club, cricket club and a football club within the village as well as a very well supported U3A. Tunbridge Wells and Tonbridge are approximately 3.2 and 5.6 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 Pembury High Street, turn left and continue along the High Street, through the traffic lights into Hastings Road. Continue past the King William IV public house and take the next turning on the left into Canterbury Road. The property will be found on the left 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. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: C

Council Tax Band: C

