



Connells

Church Road
Pembury Tunbridge Wells



Property Description

Offered for sale is this three bedroom semi-detached home which is located on the outskirts of the popular village of Pembury. This home is ideally suited for a family due to its good living and bedroom accommodation as well as its proximity to well regarded primary school.

The accommodation comprises of, Entrance porch, Lounge, Kitchen, Utility Space and Bathroom which completes the ground floor accommodation. The first floor is made up of Bedroom Two, and Bedroom Three while Bedroom One is located on the top floor. The garden is a superb size, mostly laid to lawn with a path leading to the outside office which is fully insulated and has power making it the ideal office space or garden room. There is parking to the side of the house.

There is planning permission granted for a rear two story extension with dormer window, there is separate planning permission for a single story side and rear extension, details can be found on the Tunbridge Wells Planning Portal website.

Pembury is a popular village on the edge of Tunbridge Wells and offers local convenience store, take away restaurants and well regarded public houses. There is also a popular Primary school.

The property is approximately 4.5 miles away from Tunbridge Wells Town Centre where you will find further shopping facilities at the Royal Victoria Place Shopping Mall. Mainline stations nearby at either Tunbridge Wells or High Brooms both offering frequent train services to London and the South Coast.

Entrance Porch

Lounge

11' 11" x 11' 11" (3.63m x 3.63m)

Kitchen

9' 9" x 8' 11" (2.97m x 2.72m)

Bathroom

Bedroom One

12' x 10' (3.66m x 3.05m)

Bedroom Two

13' 4" x 11' 9" (4.06m x 3.58m)

Walk Through Bedroom Three

9' 5" x 9' (2.87m x 2.74m)

Outside Office

13' 3" x 7' 6" (4.04m x 2.29m)

Planning Permission

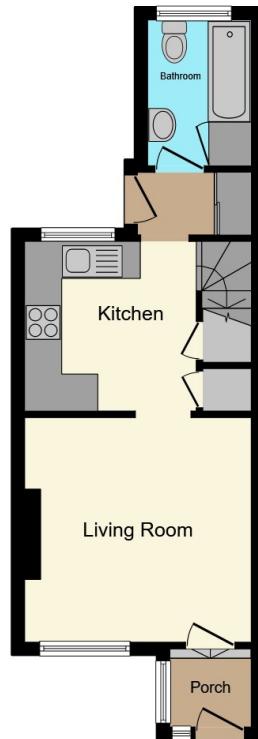
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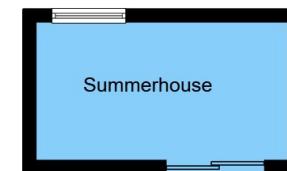
Ground Floor



First Floor



Second Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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5 Vale Road
TUNBRIDGE WELLS TN1 1BS

EPC Rating: E Council Tax
Band: D

Tenure: Freehold

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Property Ref: TWL405910 - 0009