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BarnesKingsnorth



Maidstone Road, Pembury, Tunbridge Wells, Kent, TN2 4DB

£475,000 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.



2



3



2

THE PROPERTY

An excellent opportunity to purchase this much-loved family home, offered to the market with no onward chain and presenting fantastic scope to update and make your own. The property offers well-proportioned and flexible accommodation, sure to appeal to a wide range of buyers. The front door opens into a welcoming internal hallway, leading through to a bright and spacious sitting room positioned at the front of the property. This lovely room benefits from double-aspect windows, flooding the space with natural light, and offers ample room for a large sofa as well as a dining table—ideal for those seeking a versatile, multi-use living space. A feature fireplace provides an attractive focal point. Also located at the front is a generous additional room, offering further flexibility. This space could be used as a double bedroom or alternatively as a separate dining room, depending on your needs. A further guest double bedroom is centrally positioned within the home, making it ideal for visitors. To the rear, the large principal bedroom suite enjoys a pleasant outlook over the garden. This impressive room provides space for a king-size bed and benefits from a dedicated dressing area with a range of fitted cupboards. The kitchen, also overlooking the rear garden, is fitted with a range of cream shaker-style units complemented by wood-effect worktops. It includes a gas hob and electric oven, along with space for a table and chairs—perfect for informal dining. Completing the internal accommodation is a walk-in wet room with WC and basin, as well as a separate shower room with WC, which is ideal for guests.

OUTSIDE

To the front of the property, there is a small lawned area with mature planting, along with off-road parking for two vehicles and side access leading to the rear garden. The rear garden is a real highlight—lovely and sunny, fully private, and not overlooked. A spacious patio area provides the perfect setting for outdoor dining and entertaining, while the remainder of the garden is mainly laid to lawn, bordered by well-stocked beds and hedging that offer a high degree of seclusion. A second seating area at the bottom of the garden creates an ideal spot to relax and enjoy your morning coffee.



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 situated on a popular road in the village, close by to the school and farm shop. 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, hairdresser, post office, churches, Tesco supermarket and Morrisons. 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, 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 and 6.3 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. Follow the road down where it will become Maidstone Road a short distance after the school. The property will be found on the left-hand side.

In accordance with 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.

PLEASE NOTE: In accordance with Estate Agency Act 1979 a member of the staff is associated with the vendor.

Energy Efficiency Rating: D

Council Tax Band: E

