



1 Bulls Place, Pembury, Tunbridge Wells, Kent, TN2 4HJ

Guide Price £450,000 - £475,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Three bedroom semi detached family home * Scope to extend and improve (subject to planning) * Beautifully stocked front and rear gardens * Detached garage and no onward chain * Viewing Highly Recommended * EPC TBC / Council Tax Band D ***

A rarely available three bedroom semi detached family home, being offered to the market for the first time in over 50 years and enjoying a wonderful position within a popular and quiet cul de sac in the sought after village of Pembury. The property offers well proportioned accommodation throughout and, whilst well maintained, presents an exciting opportunity for a purchaser to update and extend (subject to the usual consents), creating a superb long term family home. Further benefits include a ground floor cloakroom and a detached garage. A particular feature of the property are the beautifully stocked front and rear gardens, enjoying an array of established plants, shrubs and specimen trees, including striking acers, providing colour and interest throughout the seasons.

Entrance Hall

Accessed via a canopied entrance with double glazed window to the front, stairs rising to the first floor, radiator, understairs storage cupboard and doors to both sitting room and dining room.

Dining Room

Positioned to the front with double glazed window, feature fireplace with gas living flame fire, radiator and laid to carpet.

Sitting Room

A comfortable reception space enjoying views over the rear garden via double glazed window, radiator, wall mounted gas fire and display shelving set within chimney breast recess. Door to:

Kitchen

Fitted with a range of base and wall units with work surfaces over incorporating a stainless steel sink and drainer. Space for freestanding fridge freezer and plumbing for washing machine, inset gas hob and built in electric oven. Double glazed window to side, tiled flooring, larder cupboard and door leading through to rear lobby.

Rear Lobby

With double glazed door to the rear garden, access to a useful store room and door to:

Cloakroom

Fitted with a low level WC, complemented by ceramic half wall tiling and frosted double glazed window to side.

Store Room

A useful addition with power and lighting, offering excellent storage space.

First Floor Landing

With double glazed window to side, access to loft space and doors to all rooms.

Bedroom 1

Double glazed window to the rear, built in wardrobe and radiator.





Bedroom 2

Double glazed window to the front, built in wardrobe and radiator.

Bedroom 3

Double glazed window to the rear, built in wardrobe and radiator.

Shower Room

Fitted with a low level WC, pedestal wash hand basin and enclosed shower cubicle with sliding glass screen. Complemented by ceramic wall tiling and frosted double glazed window to the front.

Outside

Front garden

A particular feature, being beautifully stocked with an array of established plants, shrubs and flowers, creating an attractive approach via a pathway leading to the front entrance.

Side Garden

Pedestrian side access leading to a covered area with raised decked patio, providing a sheltered seating space and access through to the rear lobby and adjoining brick shed.

Rear Garden

Mainly laid to lawn and in keeping with the front, beautifully stocked with mature planting and specimen trees including acers, creating a wonderful outlook and a high degree of

01732 808542

sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982

Floorplan not to scale and for illustration purposes only. All measurements are approximate

