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BarnesKingsnorth



Highfield Close, Pembury, Kent, TN2 4HG

£500,000 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

Within easy walking distance of village amenities, this delightful three-bedroom chalet-style bungalow offers flexible accommodation, including the option of single-storey living. You are welcomed via a useful entrance porch with space for shoe storage, which opens into a generous internal hallway, again offering excellent storage potential. Overlooking the rear garden is the well-appointed sitting room, featuring a focal-point gas fireplace. The room is light and bright thanks to the large patio doors, which enjoy pleasant views over the garden and allow natural light to flood the space. The kitchen is fitted with a wide range of cabinets, making it ideal for preparing family meals. There is space for an undercounter washing machine and dishwasher, alongside an integrated double oven and gas hob. In addition, there is ample room for a freestanding fridge freezer and a dining table — perfect for enjoying relaxed evening meals. The property benefits from highly flexible accommodation, with the option of using the second reception room at the front of the property as a ground-floor bedroom. Generous in size, it comfortably accommodates a double bed and additional furniture, although it would work equally well as a dining room or home office. Completing the ground floor is the family bathroom, fitted with a crisp white suite comprising a walk-in shower, bath with shower attachment, WC and wash hand basin. A handy storage cupboard adds further practicality. To the first floor are two good-sized double bedrooms, with the larger principal bedroom enjoying the benefit of an en-suite WC. There is also direct access to the eaves storage, which is ideal for storing seasonal items and suitcases, and additionally offers potential to create a first-floor bathroom, subject to the necessary consents.

OUTSIDE

To the front, the property enjoys a small area of lawn with established planting, alongside off-road parking. The rear garden is an ideal size for those who enjoy gardening without the upkeep of a larger plot. Predominantly laid to lawn with well-stocked borders of established plants and shrubs, the space offers a pleasant and manageable outdoor retreat. A generously sized patio provides the perfect spot for outdoor dining and relaxing in the warmer months. The property also benefits from an attached garage, ideal for additional storage or secure parking.



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 desirable cul-de-sac set in the heart of the village, within walking distance of most of the village amenities and close to the High Street and village green, with a footpath around the corner leading onto Hastings Road and the High Street. 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 petrol station. 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 a short walk away. 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 2.9 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. Take the first turning on the right into Amberleaze Drive and then right into Highfield Close. The property will be found after a short distance 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.

Energy Efficiency Rating: D

Council Tax Band: E

