Barnes Kingsnorth offices at:
16 High Street, **Pembury,** Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

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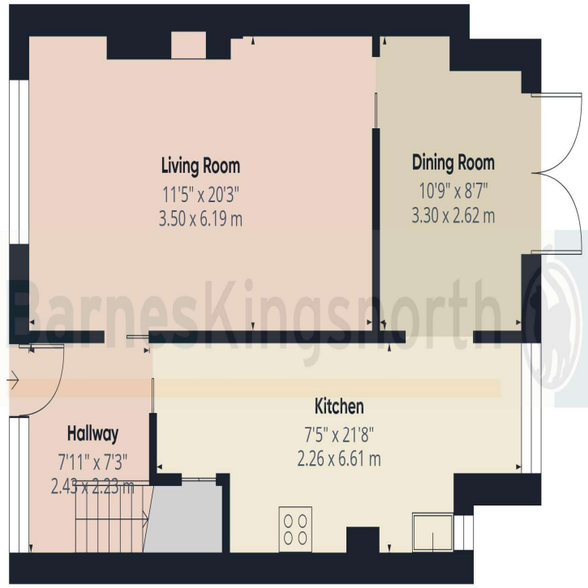
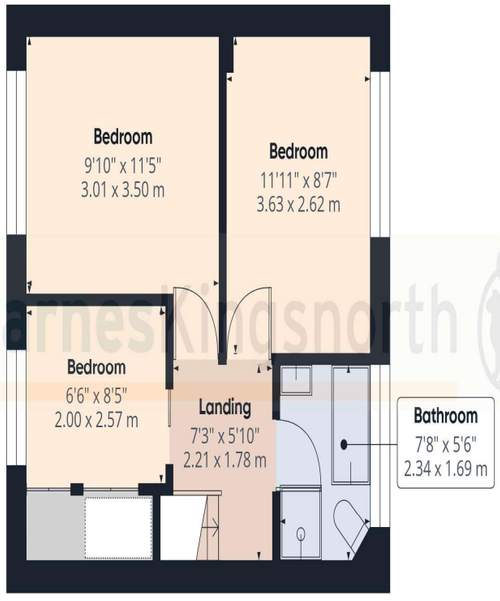


Floor 0



Floor 1

BarnesKingsnorth

Approximate total area(1)
901 ft²
83.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

Heskett Park, Pembury, Tunbridge Wells, Kent, TN2 4JG

OIRO £415,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01892 822880
www.bkestateagents.com

2 3 1

THE PROPERY
This well-maintained three-bedroom mid-terrace home is tucked away in a quiet cul-de-sac in the desirable village of Pembury, offering the perfect balance of rural tranquillity and convenience. The front door opens into a bright entrance hallway, with stairs leading to the first floor and useful under-stairs space ideal for coats, shoes, or extra storage. Warm pine woodwork throughout the home creates a welcoming and homely atmosphere. The well-appointed sitting room is generously proportioned, with ample space for a large sofa, armchairs, as well as plenty of storage. A charming exposed brick fireplace provides a lovely focal point to the room, adding both character and comfort. To the rear of the home, the light-filled dining room benefits from large patio doors opening onto the garden, making it the perfect space for entertaining or enjoying family meals. Large curved archway opening into the kitchen enhances the flow and sociability of the space. The kitchen itself features light wood cabinets and granite worktops, offering plenty of storage and workspace. There's room for a freestanding oven, washing machine, tumble dryer, dishwasher, and a full-height fridge-freezer, ideal for budding chefs and busy households alike. Upstairs, you'll find three well-proportioned bedrooms, two generous double bedrooms each with large fitted sliding-door wardrobes as well as a third bedroom ideal as a single room, nursery, or home office. The family bathroom is spacious and features a large corner bath, walk-in shower, WC, and sink—perfect for relaxing at the end of the day.

OUTSIDE
To the front, the property is approached via a block-paved driveway providing off-road parking. A small area of lawn with established planting adds to the home's appeal. The property also benefits from a garage en-bloc, offering convenient and secure storage. The private rear garden is fully enclosed by fencing, offering a safe and peaceful outdoor space. It is mainly laid to lawn, with a patio area ideal for summer BBQs or al fresco dining, and a small garden shed provides handy storage.

THE LOCAL AREA The property is set within a popular cul-de-sac on the edge of the village, within walking distance of a convenience store, bus stops, doctor's surgery and primary school as well as footpaths through orchards and woodland. There are a mix of modern and 1930s 3-4 bedroom houses in the road, making it a popular choice for families. Pembury is a village with an active community and close enough to make full use of all the facilities in Tunbridge Wells, Tonbridge and Paddock Wood. Catering for everyday needs, including a chemist, newsagent, public houses, eateries, farm shop, Notcutts garden centre and coffee shop, hairdresser, post office, churches, Tesco supermarket and Co-op. The Tunbridge Wells at Pembury Hospital is on the periphery of village. There is a superb recreation ground with 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. There is also a cricket club and a football club within the village and very well supported U3A. Tunbridge Wells and Tonbridge are approximately 3 and 5 miles distant respectively, both offering a wide range of shopping, recreational and educational facilities, including grammar schools. Tunbridge Wells, High Brooms, 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 itself. 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.

ROUTE TO VIEW From our office in the High Street, turn left down Lower Green Road and after approximately half a mile, turn right into Romford Road. Continue across the staggered junction with Henwood Green Road, into the second part of Romford Road. Towards the bottom of the hill take the first right into Heskett Park where the property will be found on the top of the cul-de-sac.

PLEASE NOTE: *In accordance with the recent changes to 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. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.*

Energy Efficiency Rating: C

Council Tax Band: D

Ref: P102562024010/V3/EH