Barnes Kingsnorth offices at:
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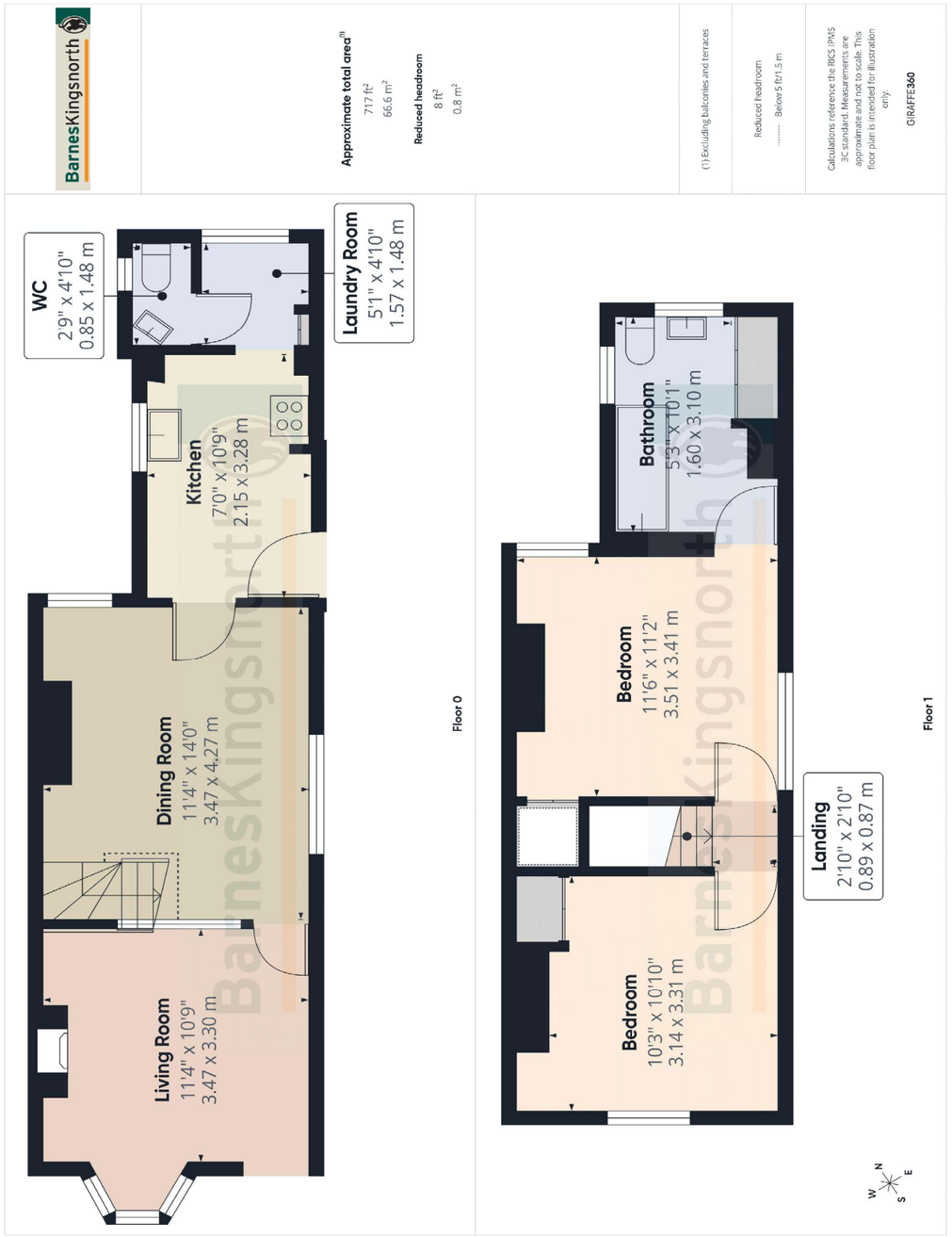
Lettings, 141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk



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.

BarnesKingsnorth

Hastings Road, Pembury, Tunbridge Wells, Kent, TN2 4JS

£ 375,000 Freehold

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

2 2 1

THE PROPERTY
Offered to the market chain free, this bay-fronted end of terrace home offers bright and versatile accommodation whilst retaining a welcoming and homely feel. To the front of the house is the living room, which features a characterful brick fireplace and a lovely bay window the fills the property with light. A glass partition separates the living room from the dining room, creating a wonderful sense of connection between the two spaces whilst allowing light to flow throughout. The dining room benefits from two windows, making it a bright and airy space that is perfect for family meals, entertaining or simply relaxing. To the rear of the property is the galley-style kitchen, offering a good range of storage and workspace, the kitchen also benefits from a stable door which gives access to the front and back of the property a rare find for a terraced property. The kitchen leads through to a useful separate laundry room, providing valuable additional space for everyday household essentials. There is also a convenient downstairs cloakroom. Upstairs, the property offers two generous double bedrooms, both benefiting from useful storage cupboards. The rear bedroom is particularly bright, with two windows providing plenty of natural light and pleasant views. Completing the accommodation is a good-sized family bathroom, which is a real highlight of the first floor, benefiting from two windows and creating a light and airy space.

OUTSIDE
To the front of the property is a welcoming garden with a traditional cast iron fence and attractive black-paved frontage, creating a lovely first impression. The rear garden offers a lovely private space to relax and unwind, with a generous patio area providing plenty of room to enjoy a morning coffee and croissant or make the most of outdoor dining during the warmer months and borders with established planting are ideal for green fingered gardeners. With a small garden shed providing useful storage and further shingled area completing the outdoor space. A lovely addition to this home.

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 road of predominately two and three bedroom period terrace houses with a mixture of families, first time buyers and those downsizing. 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, hairdressers, vets, 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. For the adults, there is 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 3.2 and 5.6 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 Pembury High Street, turn left and continue along the High Street, through the traffic lights into Hastings Road. Continue past the turning for Belfield Road and the property will be found just before the zebra crossing on the left into Canterbury Road.

AGENT'S NOTE The property has double glazing and gas central heating with the boiler located in the bathroom.

In accordance with Money Laundering Regulations, we are 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: D

Council Tax Band: C

Ref: P1060/62029012/V2/LE