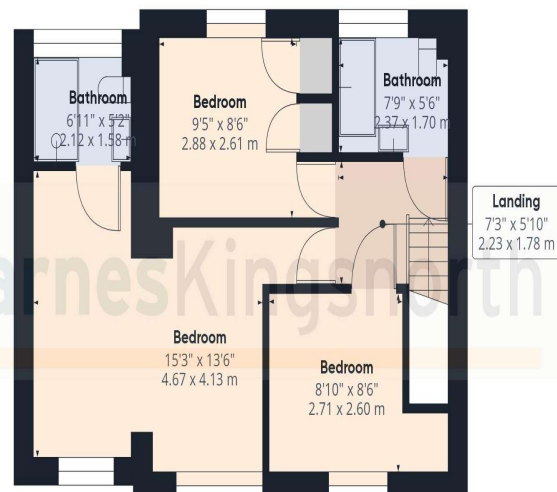
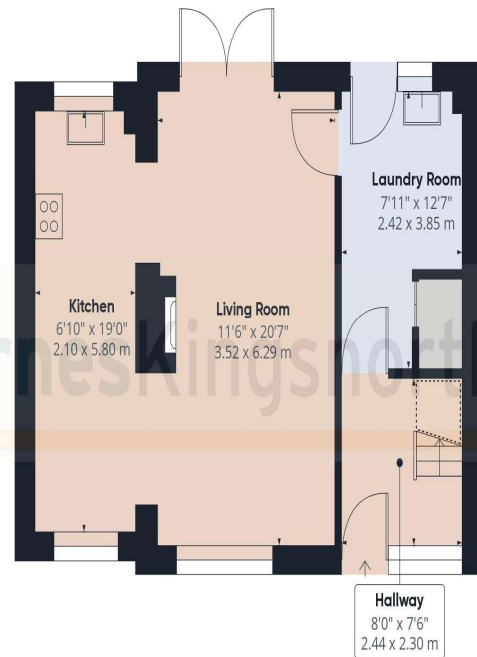


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



BarnesKingsnorth

Approximate total area^m

1048.4 ft²

97.4 m²

Reduced headroom

12.33 ft²

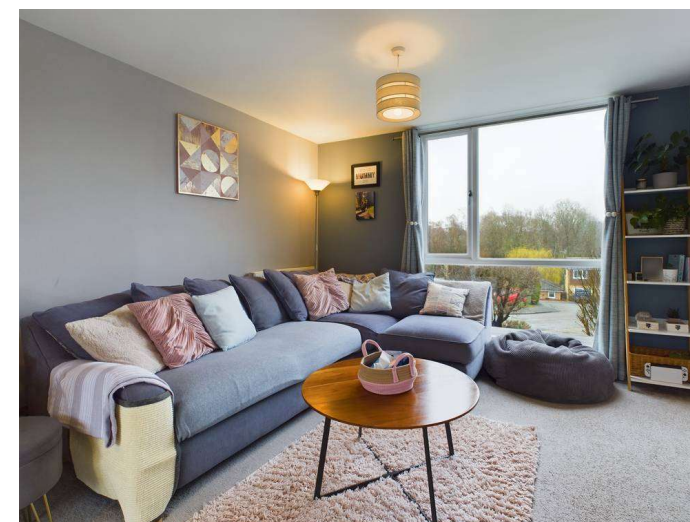
1.15 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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

£450,000 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.



1



3



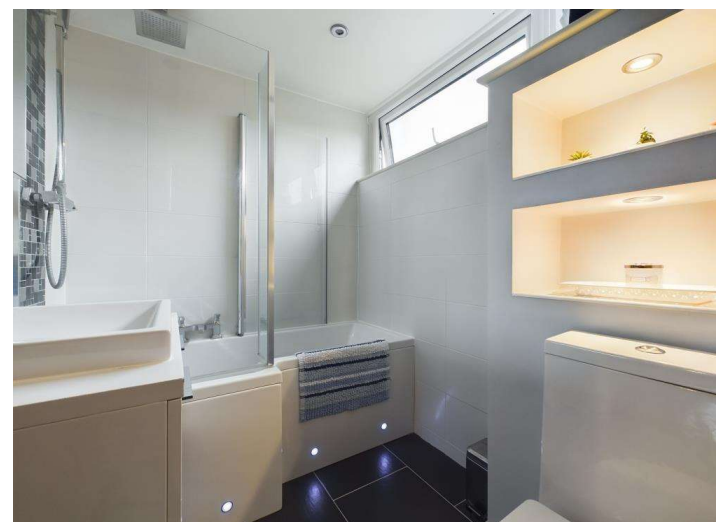
2

THE PROPERTY

This modern home in a popular cul-de-sac location, offers well-proportioned accommodation. Having been extended and updated by the current owner, the house still offers potential to put your own stamp on it. The front door opens into a bright hallway, with the large picture window to the front of the home flooding the room with natural light. There are stairs to the first floor and space under the stairs for storage. The handy utility room is at the back of the house with a large cupboard and space for washing machine, tumble dryer and freezer and a door out to the back garden. The fabulous open plan living area really is the heart of this family home. Centred around the focal fireplace and chimney breast in the middle of the room, the living area wraps around, giving a great open feel. The dual aspect windows to the front and rear, and the patio doors to the garden, continue the light and bright feeling in the home. The current owners use the dining room as playroom, but there is ample space for a table, or it could be a great office space too. The kitchen overlooking the garden has been updated with high gloss white cabinets and black work tops. The addition of the large breakfast bar means there is plenty of space to cook, or to just enjoy a morning coffee. The kitchen benefits from integrated fridge, dishwasher and wine fridge, and a free-standing range style cooker with electric hob. Upstairs, on the first floor, there are three bedrooms, two double bedrooms (one which has a cupboard housing the hot water tank and boiler) and a fabulous master bedroom to the front of the house with en-suite shower room. A modern family bathroom with shower over bath and wc completes the picture.

OUTSIDE

To the front, the property has a large driveway with ample parking for multiple cars, flower beds and an area of lawn. The rear garden is west facing and enjoys sunshine throughout the afternoon and evening, making it a great space for entertaining. There is a small, paved area, leading to an area of astro-turf and then up to a good sized lawn. The garden is enclosed with timber fencing and mature shrubs.



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 right hand side at the top of the road.

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: P934/423050/LE/V2

