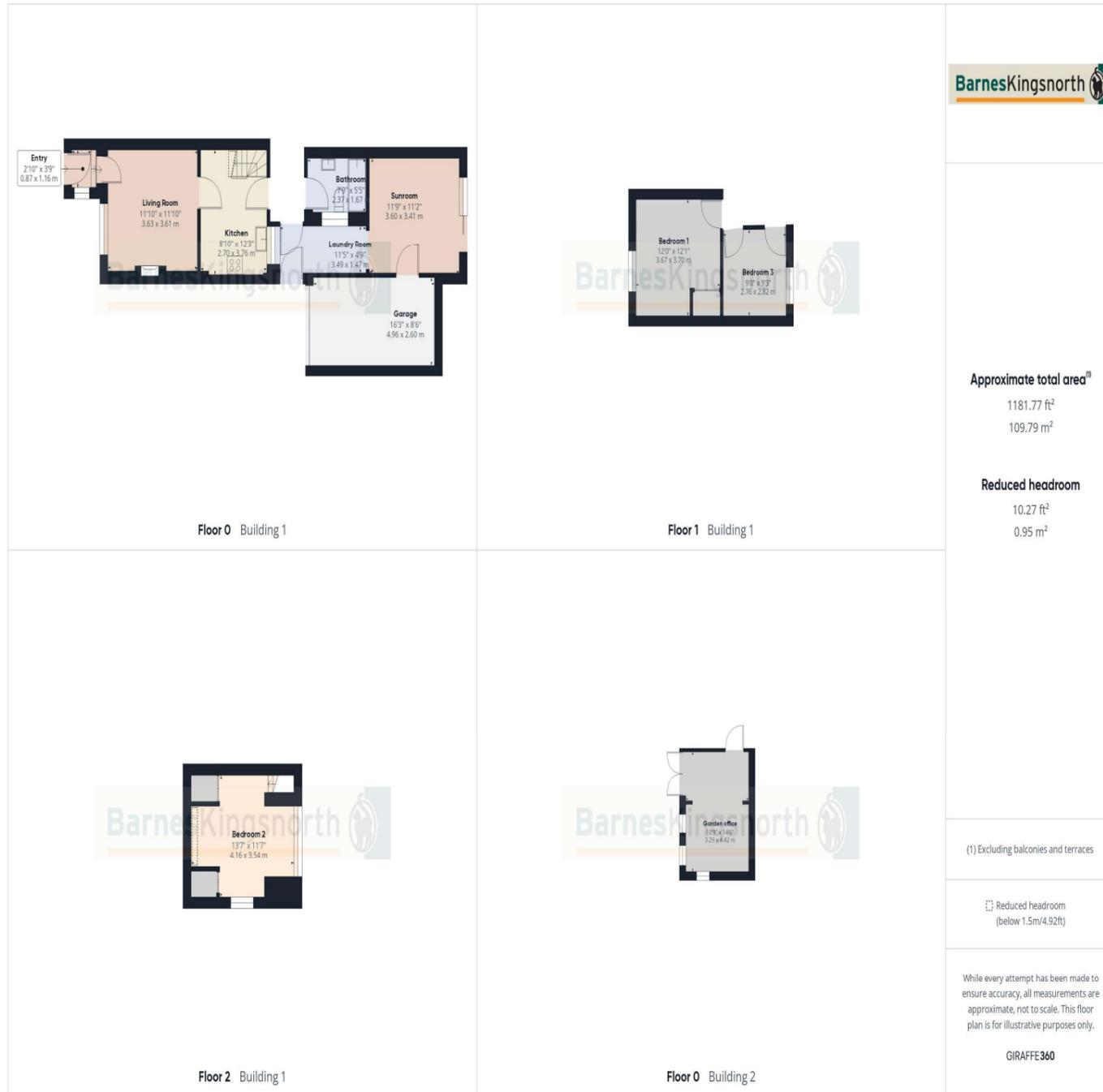


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



Church Road, Pembury, Tunbridge Wells, Kent, TN2 4BS

£415,000

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

An attractive, semi-detached period property which is thoughtfully renovated throughout including the addition of custom made internal wooden doors. The handy porch to the front of the property opens into the lovely, bright sitting room with a cosy electric log burner for the cooler evenings. The kitchen is fitted with modern, white shaker style unit, wooden worktops, electric hob and built in double oven...plenty of space to cook your family meal. The area under the stairs has been opened up to give additional cupboard and worktop space. To the rear of the property you will find the family bathroom which features a wc, sink and shower over bath. There is also a really handy utility room area with space for a washing machine, dryer and freestanding fridge freezer, and also a door to the side of the house and access outside to the garage. At the back of the house, with views over the beautiful garden, is the conservatory. This flexible living space with large patio doors to the garden could be used as a second living room, dining room or playroom, and with a door to the adjoining garage, there is potential for further development (subject to the necessary planning and consents). To the first floor, there are two great sized double bedrooms. The master bedroom has aspect to the front and includes airing cupboard and the room to the rear having stairs leading to the final double bedroom on the top floor with fitted wardrobes.

OUTSIDE

To the front of the property is a pretty, walled cottage garden and to the side is driveway parking which has shared access with the neighbouring property. The rear garden is a generous size and there is a superb office which is ideal for working from 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 residential road, popular with families as it is within a short walk of the well-regarded primary school and has walkways through to Maidstone Road for the nearest bus stop, Downingbury Farm Shop and woodland walks which in turn, lead to the recreation ground. 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 within the village and well supported U3A group. Pembury caters for everyday needs including a chemist, newsagent, doctor's surgery, library, public houses, eateries, Notcutts garden centre and coffee shop, hairdresser, Post office, churches, Tesco supermarket and two local convenience stores. The Tunbridge Wells at Pembury Hospital is on the periphery of the village. Tunbridge Wells and Tonbridge are approximately 3.6 and 5.4 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 as well as a commuter coach service running from 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 to the local area.

ROUTE TO VIEW From our office in Pembury, turn left and left again into Lower Green Road. Continue along and just past the primary school, turn left into Church Road. The property will be found on the left hand side as denoted by our For Sale board.

AGENTS NOTE The property is double glazed and has gas central heating.
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

Energy Efficiency Rating: E

Council Tax Band: D

