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BarnesKingsnorth



The Forstal, Pembury, Tunbridge Wells, Kent, TN2 4EG

£565,000 Freehold

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



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THE PROPERTY

Here is a much-loved home offering family accommodation and well-proportioned room sizes throughout. Ready for new owners, this detached property has potential to style and update to your own taste. There is a wide hallway which has plenty of space for all your coats and shoes and has a handy storage cupboard under the stairs which also houses the gas meter. The kitchen is fitted with country style wall and base units and a door to access the garden. There is an integrated electric hob, oven and a stand alone washing machine. In the kitchen you will also find a large cupboard housing the boiler. Next is the generous sitting room with feature fireplace (currently blocked up) and large window to the front of the property, it opens in to a good sized dining room with large windows overlooking the garden. Upstairs you will find 3 double bedrooms, the master bedroom has fitted wardrobes. There is also a family bathroom which is fitted with a basin, WC and bath with shower over.

OUTSIDE

Enjoying a corner plot & elevated position, the front of the property is accessed from Lower Green Road and features a large, stepped garden along with steps up to the front door. To the rear there is a fully enclosed garden laid mostly to lawn with some flower beds and established plants. There is also access through the garden to the driveway at the rear, with parking for 2 cars, and a large garage which has power and lighting.

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 sought-after cul-de-sac which is popular as it is central in the village, within walking distance of the doctor's surgery, library, farm shop, local convenience store and well-regarded Primary School. Pembury village caters for everyday needs including a chemist, newsagent with Post Office counter, public houses, eateries, hairdressers, vets, churches, Tesco supermarket and petrol station with Morrisons. The Tunbridge Wells at Pembury Hospital and Notcutts Garden Centre are on the periphery of the village. There are walks through woodland and orchards around the village and a superb recreation ground for children of all ages. Adults are catered for too with tennis courts and bowls club. There is also a cricket club and football club within the village and very well supported U3A. Tunbridge Wells and Tonbridge are approximately 3.4 and 4.9 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 local areas.

ROUTE TO VIEW

From our office in Pembury, turn left and left again at The Green into Lower Green Road and take the sixth turning right into The Forstal. The property will be found on the right-hand side.

AGENT'S NOTE: The property is double glazed and has gas central heating with the boiler located in the kitchen cupboard. The electricity consumer unit and meter can be found in the cupboard under the stairs. The property is for sale with NO ONWARD CHAIN.

Please Note: 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: E

Ref: P918/422080/V3



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 1144 sq.ft. (106.3 sq.m.) approx.

THE FORSTAL, PEMBURY



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.