



144 Henwood Green Road, Pembury, Tunbridge Wells, TN2 4LR

GUIDE PRICE £390,000 - £410,000

Jack Charles
Estate Agents

Sales & Lettings

- Guide £395,000 - £410,000
- Living Room
- Outbuilding / Home Office
- NO FORWARD CHAIN

- Semi Detached House
- Kitchen / Dining room
- Parking

- Three Bedrooms
- Bathroom
- Village Location

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Ground Floor
Approximate Floor Area
386.85 SQ.FT.
(35.94 SQ.M.)

First Floor
Approximate Floor Area
361.45 SQ.FT.
(33.58 SQ.M.)

TOTAL APPROX FLOOR AREA 748.30 SQ.FT. (69.52 SQ. M.)
For Identification Purposes Only.



Energy Efficiency Rating		Current	Target
The more energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		74
55-68	D	52	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Important Notice:
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To Be Sold

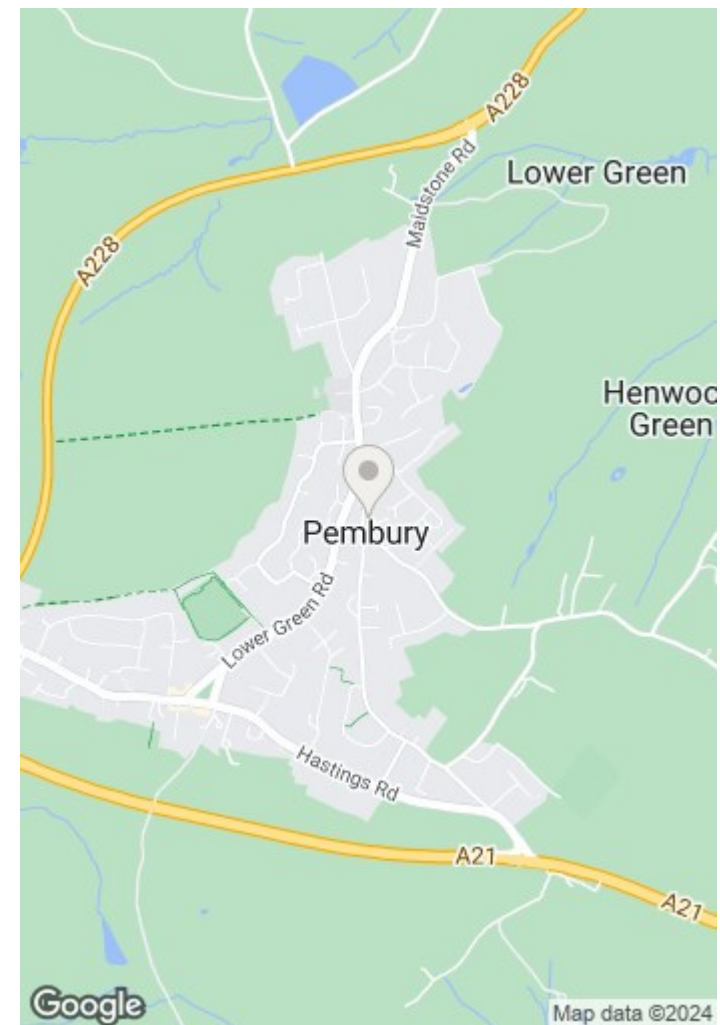
Jack Charles are delighted to offer for sale this wonderful three bedroom semi detached house situated in a popular residential area in this lovely village. The property has been extended by the present owners and now provides an entrance porch, double aspect living room to the front, the kitchen / dining room offers a range of wall and base units incorporating cupboards and drawers. There is a door that leads through to a utility lobby with space for washing machine and tumble dryer and doors that lead outside and to a fully tiled ground floor bathroom with a white suite. To the first floor there are three good size bedrooms. Outside to the front is a small area with Laurel hedging and an off road parking space to the side with a gate leading to the rear garden. This has been attractively paved with a pergola and a good size outbuilding that has been converted and used as a home office with power and light. Viewings are recommended.

Location

Pembury is very conveniently situated close to the A21 that bypasses the village and provides a direct connections to the coast and to the M25 further north. For commuters there is a choice of frequent London-bound services from stations in Tunbridge Wells (about 3.3 miles), Paddock Wood (about 5 miles) and Tonbridge (about 5.7 miles).

Residents of Pembury enjoy their proximity to the thriving town of Tunbridge Wells, whether by car or public transport direct to the centre of town (less than 3 miles). Well regarded schools for all ages can be found in the town, as well as secondary level independent schools in Tonbridge, Sevenoaks and the wider area.

Pembury offers local services and shops, including post office, convenience stores, a chemist and a filling station. There is a popular garden centre, and on the outskirts is the new Tunbridge Wells Hospital (2011) can be found.





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