9 The Meadow, Pembury, Tunbridge Wells, TN2 4EH.

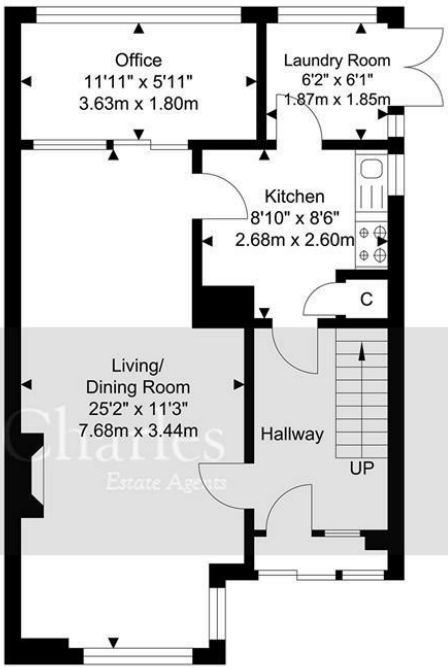
Guide price £425,000 - £450,000

Jack Charles
Estate Agents

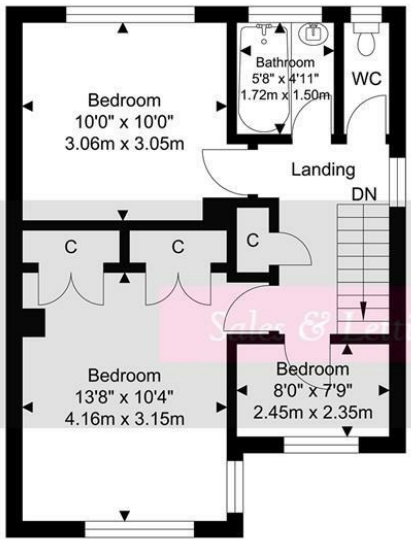
Sales & Lettings

- Semi Detached House
- Sun Room
- Off-street parking & garage
- Three bedrooms
- Kitchen
- Quiet, family-friendly area
- Through lounge / dining room
- Rear garden
- Close to local schools

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.

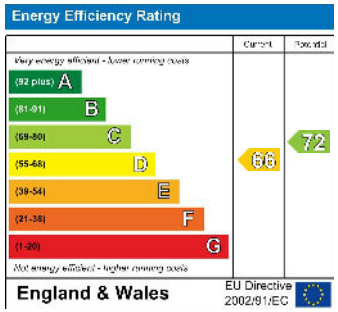


Ground Floor
Approximate Floor Area
549.39 SQ.FT.
(51.04 SQ.M.)



First Floor
Approximate Floor Area
432.06 SQ.FT.
(40.14 SQ.M.)

TOTAL APPROX FLOOR AREA 981.45 SQ.FT. (91.18 SQ. M.)
For Identification Purposes Only.



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To Be Sold

Guide Price £425,000 - £450,000

Jack Charles are delighted to offer this charming home, ideally positioned within the ever popular village of Pembury, just a short distance from Tunbridge Wells.

Situated in a peaceful residential setting on The Meadow, this delightful house presents an excellent opportunity for families and professionals seeking a well balanced home in a highly convenient location. The property enjoys an attractive frontage and a well maintained exterior that complements the character of the surrounding area.

Internally, the accommodation is well proportioned with an entrance hall, through lounge dining room, sunroom, kitchen and a utility lobby. To the first floor there are three bedrooms and a family bathroom.

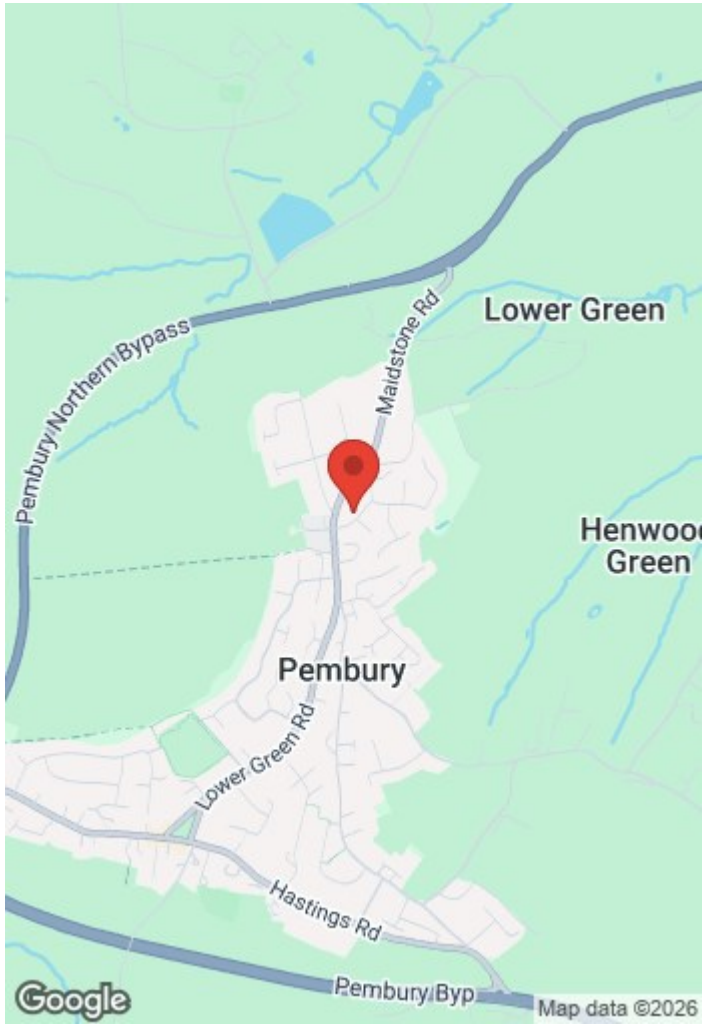
Outside, the rear garden is private with attractive flower and shrub borders, a lawned area and a large paved patio that extends to the side providing seating areas perfect for al fresco dining. To the front there is an area of lawn, brick paved drive and a single garage with path to the rear between the house and garage. Viewings are recommended.

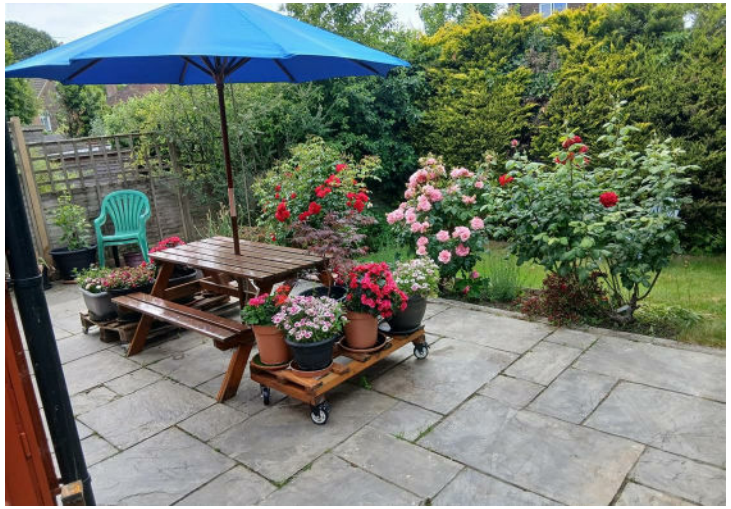
Pembury

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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