32 Ridgeway, Pembury, Tunbridge Wells, TN2 4ER.

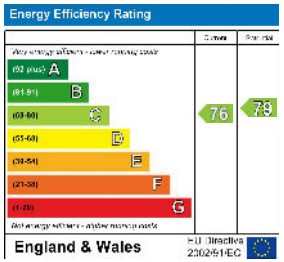
Guide Price £450,000 - £475,000

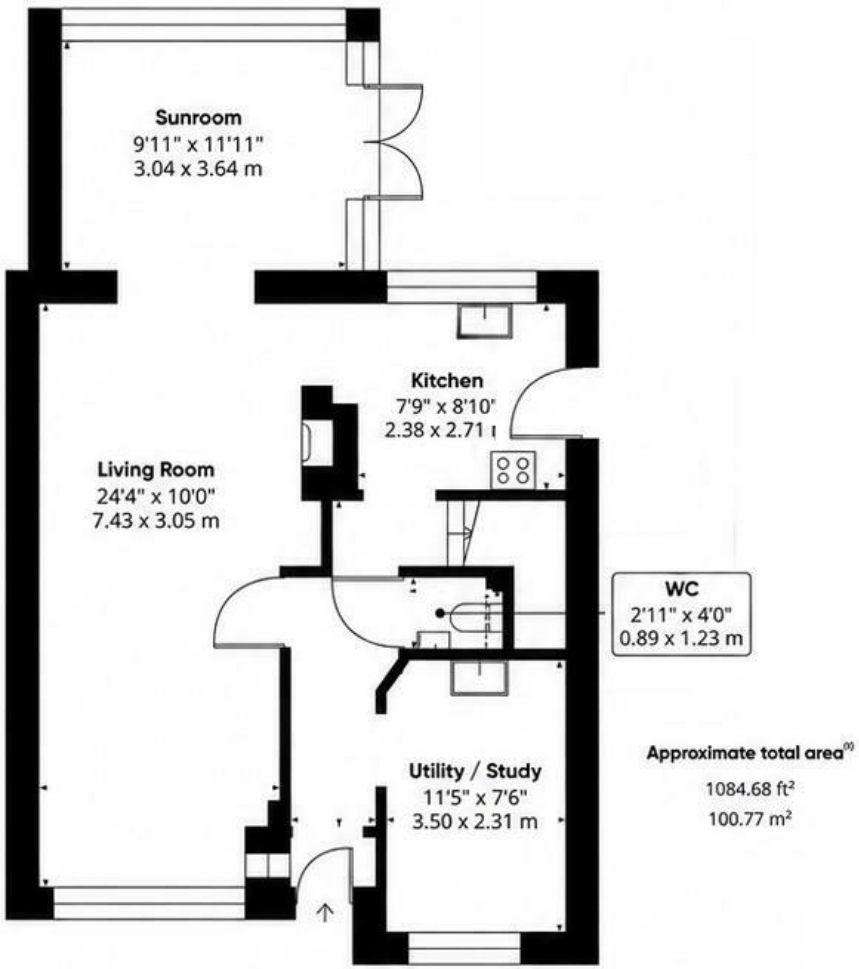
Jack Charles
Estate Agents

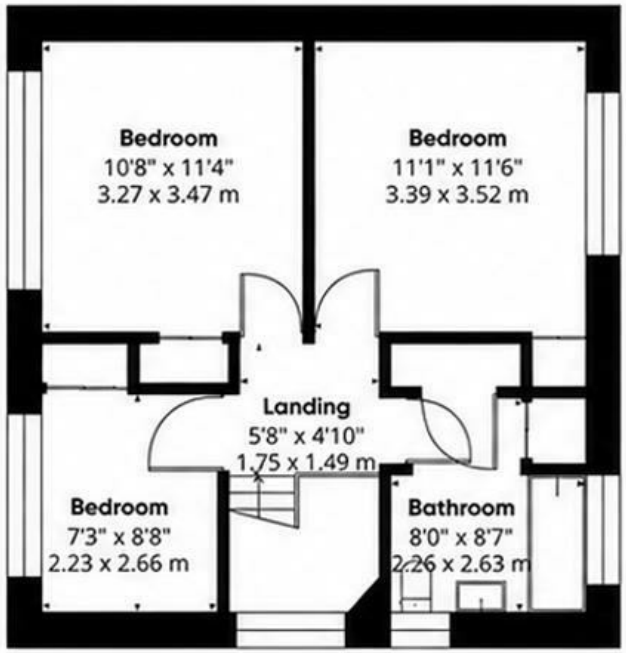
Sales & Lettings

- Semi Detached House
- Lounge / Dining Room
- First Floor Bathroom
- Three Bedrooms
- Utility Room/Converted Garage
- Gardens
- Kitchen
- Conservatory
- Backing Onto Woodland

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.







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To Be Sold

Jack Charles are delighted to offer this bright and spacious three bedroom semi detached home, situated in the highly desirable village of Pembury and conveniently located close to the local primary school.

Perfectly suited to growing families, this well presented home offers generous and versatile accommodation extending to approximately 1,085 sq ft. The ground floor comprises a welcoming entrance hall leading to an impressive dual aspect living room measuring over 24ft in length, featuring a fireplace and ample space for both seating and dining. To the rear, a delightful sunroom enjoys views across the garden and provides an ideal additional reception space.

The fitted kitchen is well arranged with a range of units and work surfaces, whilst a useful utility/study offers excellent flexibility for those working from home, hobby space or additional storage. A convenient ground floor cloakroom completes the accommodation.

To the first floor, the property provides three well proportioned bedrooms, including two generous doubles and a comfortable third bedroom, all served by a family bathroom.

Externally, the property enjoys a substantial rear garden backing directly onto woodland, creating a peaceful and private setting. To the front, there is off road parking and excellent potential for further enhancement, subject to the necessary consents.

Other benefits include a multi fuel log burner and solar panels which the owner receives "fit payments" of approximately £1,000 for.

Pembury remains one of the area's most sought after villages, offering an excellent range of local amenities, highly regarded schooling and convenient access to Tunbridge Wells, major road networks and mainline rail connections.

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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Sales & Lettings

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