



Henwoods Mount, Pembury, Kent, TN2 4BH

Guide Price £525,000 - £550,000

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Offered for sale is this immaculately presented three-bedroom family home forming part of a quiet cul de sac close to the village centre of Pembury. Good access to the highly sought-after Pembury Primary School and local amenities. The property further benefits easy access to open playing fields, woodlands and frequent bus stops with services to both Tonbridge and Tunbridge Wells. Mainline stations servicing London can be found at both Paddock Wood & Tonbridge approx. 10mins away by car. The ground floor accommodation comprises entrance hall, spacious sitting room with feature fireplace, open plan kitchen / breakfast room and a ground floor family bathroom. To the first floor there is three generously sized double bedrooms, two with views across the rear garden. There is a cloakroom WC and with some re configuration a shower room could be created to the first floor. Externally, the home is set on a substantial plot with a large driveway offering ample parking for multiple vehicles and a detached garage used currently for storage. The rear garden has been thoughtfully landscaped, is mainly laid to lawn with established plants, borders and trees. There is two patio areas with the upper terrace being privately screened and leading to a detached home office / studio. A fantastic area ideal for entertaining, working from home. Subject to necessary consent this could make an ideal annexe. We recommend viewing at your earliest convenience.

Three Double Bedrooms

Semi Detached Family Home

Forming Part Of Small Cul De Sac

Good Access to Village Centre and A21
Road Networks

Immaculately Presented Throughout

Large Sitting Rom

Open Plan Kitchen / Breakfast Room

First Floor Toilet & Sink - Ground Floor
Family Bathroom

Established Rear Garden - Detached
Home Office / Studio

Block Paved Drive for 3- 4 vehicles &
Detached Garage





LOCATION: Pembury

Pembury is located to the north east of Tunbridge Wells. The village itself has a number of shops, public houses and restaurants suitable for everyday living, a well regarded primary school and excellent access to Tunbridge Wells, Tonbridge & Paddock Wood. Tonbridge & Tunbridge Wells has a far wider range of social, retail and educational facilities to include a number of sports and social clubs and two theatres, a host of independent retailers, restaurants and bars principally located between the Pantiles and Mount Pleasant with a further range of principally multiple retailers at the Royal Victoria Place shopping centre and the nearby North Farm Retail Park.

The town has a good number of highly regarded schools at all levels and two main line railway stations offering fast and frequent services to both London termini and the South Coast with other railway stations being found at nearby Paddock Wood and Tonbridge.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

ADDITIONAL INFORMATION:

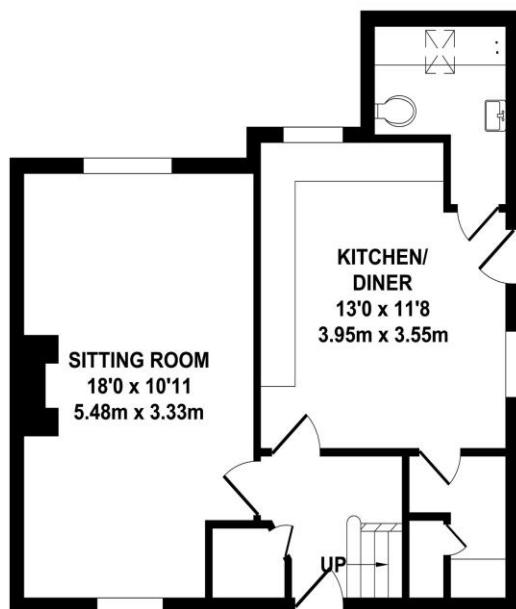
Council Tax Band D

Double Glazed Windows

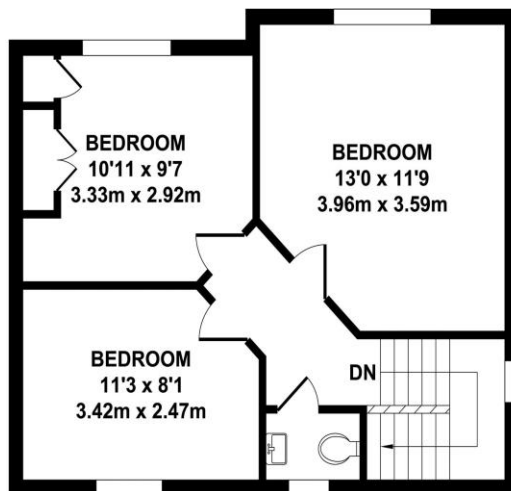
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	78 C
39-54	E		
21-38	F		
1-20	G		



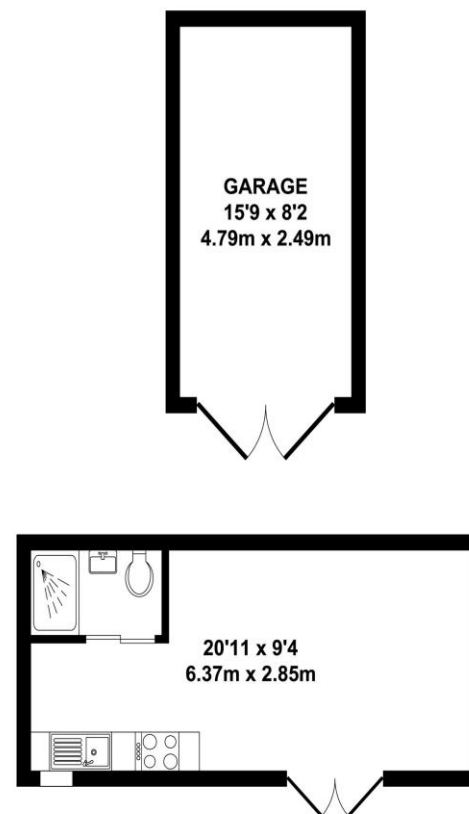
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GROUND FLOOR
APPROX. FLOOR AREA
458 SQ.FT.
(42.52 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
427 SQ.FT.
(39.67 SQ.M.)



OUTBUILDINGS
APPROX. FLOOR AREA
324 SQ.FT.
(30.08 SQ.M.)

TOTAL APPROX. FLOOR AREA 1208 SQ.FT. (112.27 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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