



38 Heskett Park, Pembury, Tunbridge Wells, Kent TN2 4JG

Price Range: £400,000 - £415,000 Freehold

When experience counts...

est. 1828  
**bracketts**

A beautifully presented contemporary home located at the head of this popular cul-de-sac in the village of Pembury. The spacious driveway provides parking for 3/4 cars and the rear garden boasts a recently laid patio and level area of lawn, with gated side access. The interior has benefited from much improvement and offers inviting and modern fittings, with a modern kitchen and bathroom and many new floor coverings. The spacious through reception room boasts floor to ceiling windows and enjoys an outlook over the rear garden, and leads directly to the open plan kitchen which also overlooks the garden. Also on the ground floor is a shower room. The first floor boasts a principal bedroom, bedroom 2 houses the airing cupboard and bedroom 3 with built-in wardrobes.

This well presented home comes highly recommended.

- Well Presented
- Modern Kitchen
- Downstairs Shower Room
- Modern Bathroom
- 20'4" Through Reception Room
- Principal Bedroom
- Bedroom 2 with Airing Cupboard
- Bedroom 3 with Built-In Wardrobes
- Double Glazing & Gas Central Heating
- Parking for 3/4 Cars





### **LOCATION:**

Set approximately 2.5 miles north-east of Tunbridge Wells, Pembury is a large village with a population in excess of 6,000 people and a picturesque village green to its centre. Amenities include day-to-day shopping facilities with independent retailers amongst which are hairdressers, chemist, take-aways and eateries and on the fringe of the village is the Tesco supermarket.

From here, there is access to the A21 - south to the coast and north to London which also connects to the M25.

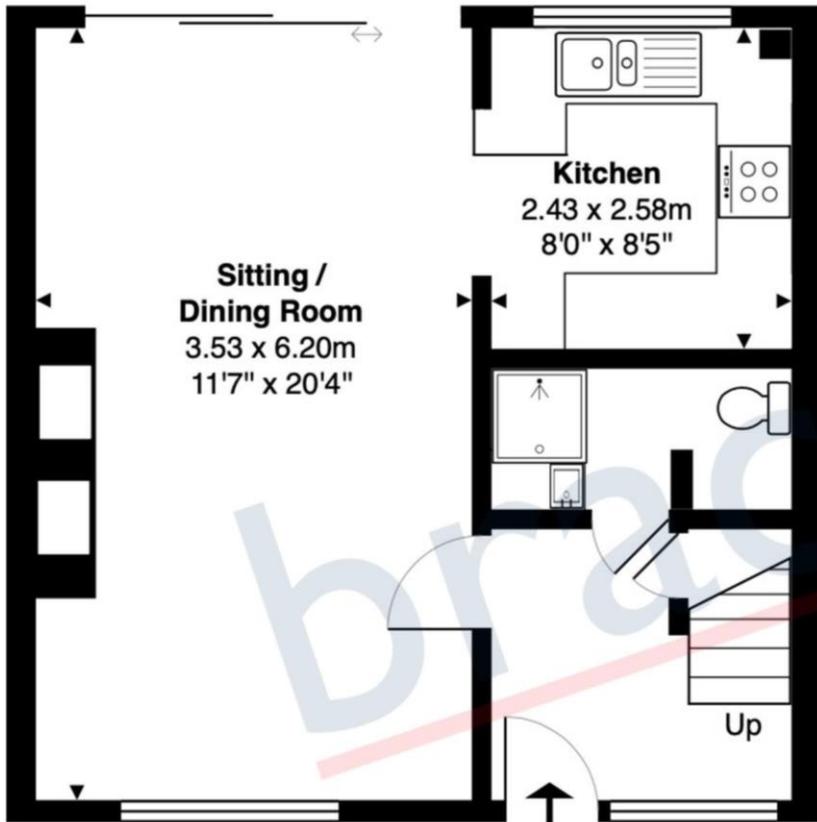
In the village there are three places of worship and three public houses, a doctors' surgery and recreational space and cricket ground.

As previously mentioned, Tunbridge Wells is about 2.5 miles away and here there are more comprehensive shopping, cultural amenities, secondary schools, alongside the individual retailers and café culture of the High Street and Pantiles. Paddock Wood (approx. 4.7 miles) has further educational options and a mainline railway station that affords access into London Bridge and Charing Cross in 46 minutes.

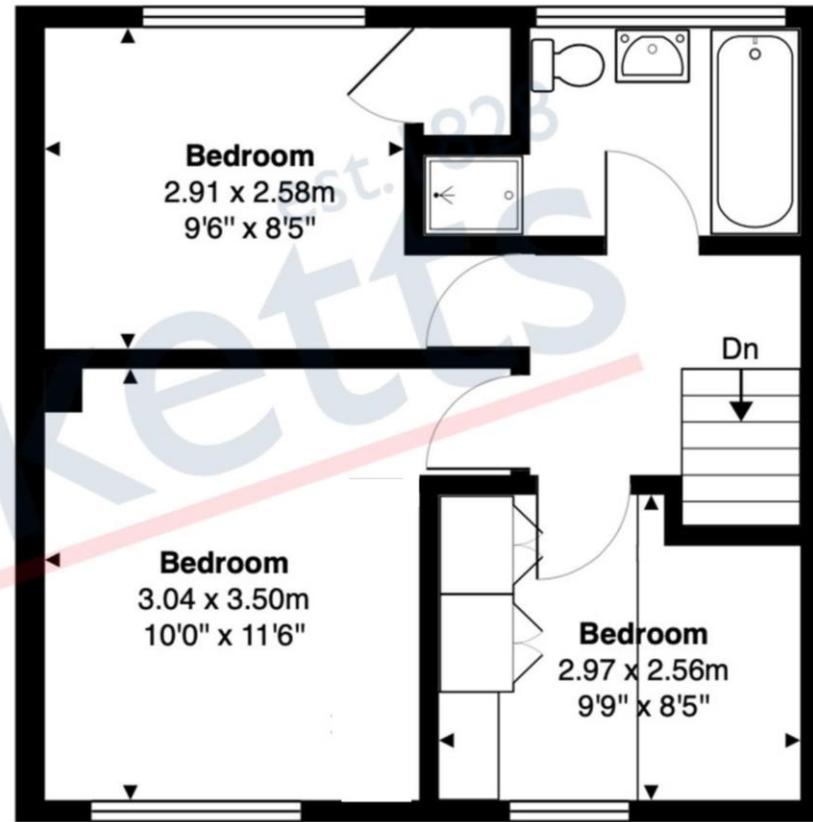
**Additional Information:**  
Council Tax Band: D



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**Ground Floor**  
Approx Internal Area  
408 sq ft (37.9 sq m)



**First Floor**  
Approx Internal Area  
408 sq ft (37.9 sq m)

**Gross Internal Floor Area Approx**  
816 sq ft (75.8 sq m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	