



Hastings Road, Pembury, Tunbridge Wells, Kent TN2 4JP

Price Range: £900,000 - £925,000 Freehold

When experience counts...

est. 1828  
**bracketts**



**NO ONWARD CHAIN** - This spacious detached home comprises 2,582ft<sup>2</sup> / 239m<sup>2</sup> and enjoys an elevated position set well back and screened from the road in a pleasant cul de sac of three similar sized homes. There is a kitchen/breakfast room with French doors overlooking the garden, and this adjoins the day room / snug which has further double doors to the large reception room. Also on the ground floor is a dining room, large conservatory, utility room, cloakroom and integral garage with internal door. The spacious galleried landing has a window to the front with elevated views to the north. There are five double bedrooms, bedroom one with en suite shower room, bedroom two with en suite cloakroom, three further bedrooms plus a family bathroom. There is gas central heating and double glazing. The driveway provides parking for several cars, together with the double garage. There is side access and good sized front and rear gardens which are professionally tended. We recommend an early viewing.

- Cul de Sac Location
- Elevated with Views
- 3 Reception Rooms
- Utility Room
- Conservatory
- 5 Bedrooms
- 2 x En Suites
- Downstairs Cloakroom
- Family Bathroom
- Integral Double Garage







## 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. Tunbridge Wells hospital is 1.3 miles distant.

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 miles away and here there are more comprehensive shopping, cultural amenities, secondary schools, alongside the individual retailers and cafe 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.

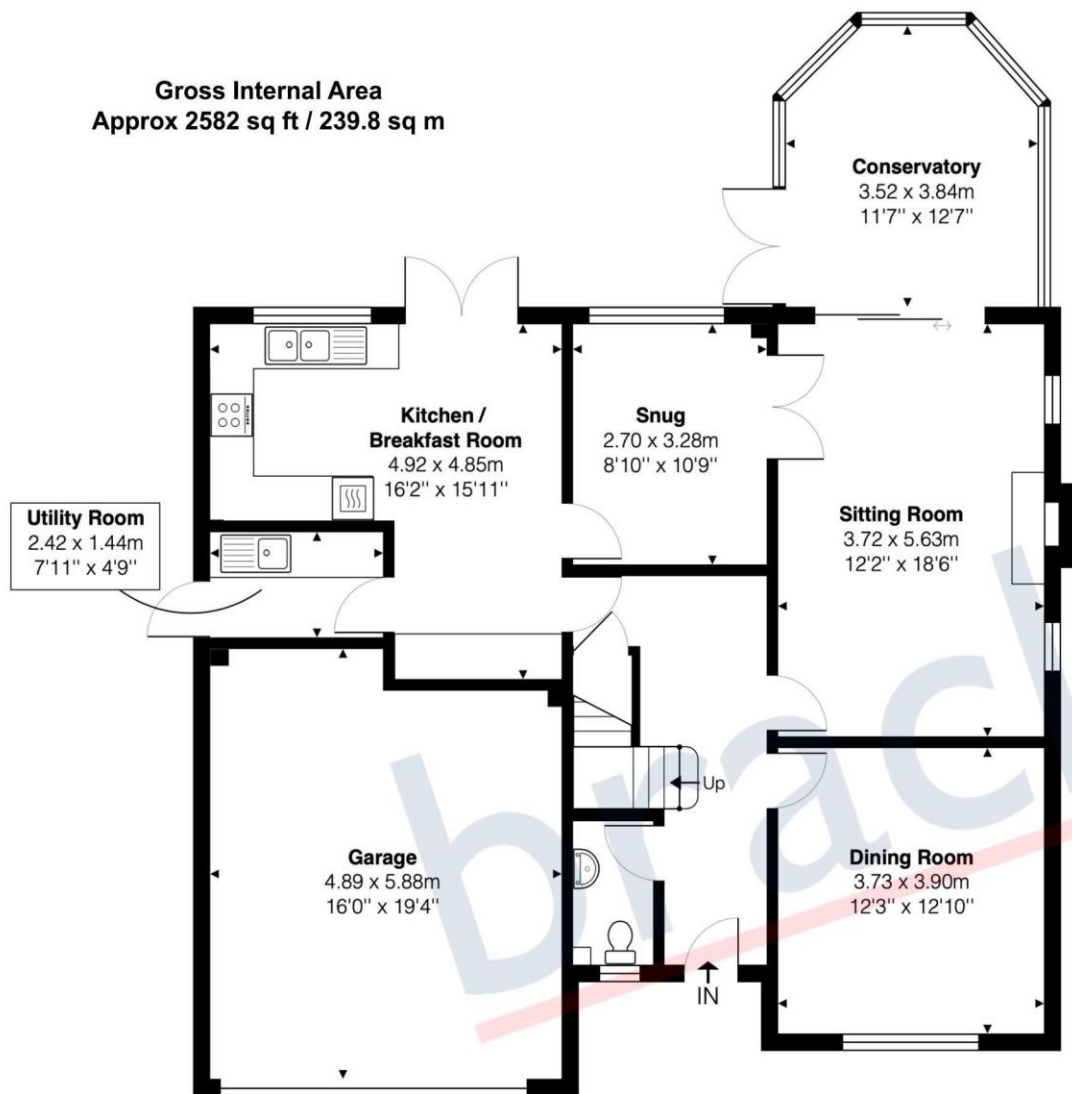
## Additional Information:

Council Tax Band: G



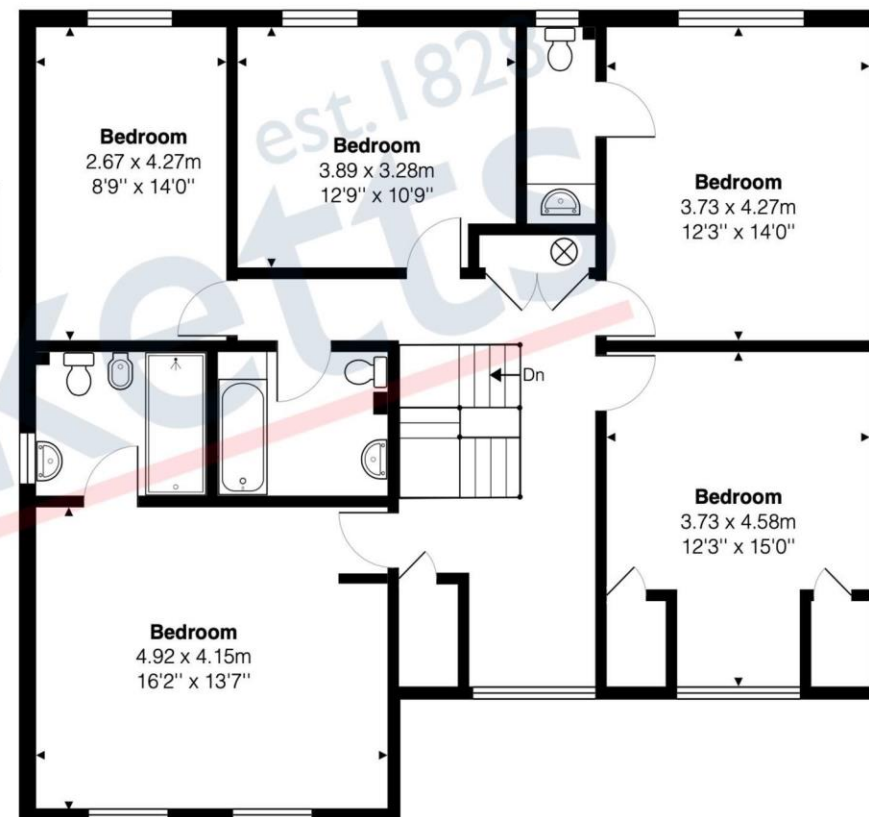
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**Gross Internal Area**  
Approx 2582 sq ft / 239.8 sq m



**Ground Floor**  
Approx 1362 sq ft / 126.5 sq m  
(Including Garage / Conservatory)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	68	82
A		
(81-91)		
B		
(69-80)	68	82
C		
(55-68)		
D	68	82
(39-54)		
E		
(21-38)	68	82
F		
(1-20)	68	82
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		



**First Floor**  
Approx 1220 sq ft / 113.3 sq m