



**Hornbeam House**  
Pembury, Kent





**\*CHAIN FREE\*** A well-presented and noticeably spacious two double bedroom, two ensuite bathroom home, benefiting from off road parking, secluded garden with a southerly aspect, situated in a tucked away location within easy reach of the village centre, school, and local amenities.

## Guide price £450,000 Freehold

**Situation:** The property is situated in a quiet and popular residential area in the village of Pembury within easy reach of Pembury Primary school. The village provides a good range of local shops and services for everyday needs including a doctors' surgery, library, pharmacy, and Tesco's supermarket.

Tunbridge Wells lies approximately 3 miles distant and provides a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres.

There are a number of well-regarded schools in the area, including grammar schools for both girls and boys.

For the commuter, Tunbridge Wells, Tonbridge and Paddock Wood mainline stations all serve London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

**Description:** The property is a well-presented and maintained home offering well-proportioned, light and spacious accommodation which benefits from double glazing throughout.

The home is arranged over two floors and includes, on the ground floor; a porch; a good sized entrance hall with adjacent downstairs w/c with laminate flooring and attractive wall tiling; a noticeably spacious living room (extending to almost 20ft) with a bay window providing a good deal of light and sense of space, and a feature fireplace with marble surround and attractive wooden mantle as the rooms focal point; a well-proportioned kitchen with a wide range of shaker style wall and base units, complementary work surfaces, attractive gloss tile splashbacks, stainless steel sink and drainer, five ring range with stainless steel extractor, and integrated appliances including a Zanussi dishwasher, fridge and freezer, washing machine, and Miele dryer. French doors provide access to a spacious conservatory with further French doors providing access to the secluded garden. On the first floor there is a spacious landing with adjacent storage cupboard, and two large double bedrooms, both with two sets of double fitted wardrobes. Both bedrooms benefit from ensuite bathrooms with attractive wall tiling and mirrored fitting storage units, one of which has a bath with shower over, and the other benefiting from a large walk-in shower.

To the front of the property is parking for two cars, and an attractive slate shingle front garden. To the rear is a good-sized and secluded rear garden with a southerly aspect, mainly laid to slab paving and bordered by a variety of attractive and mature plants and shrubs.

**Services:** Mains gas, water and electricity.

**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

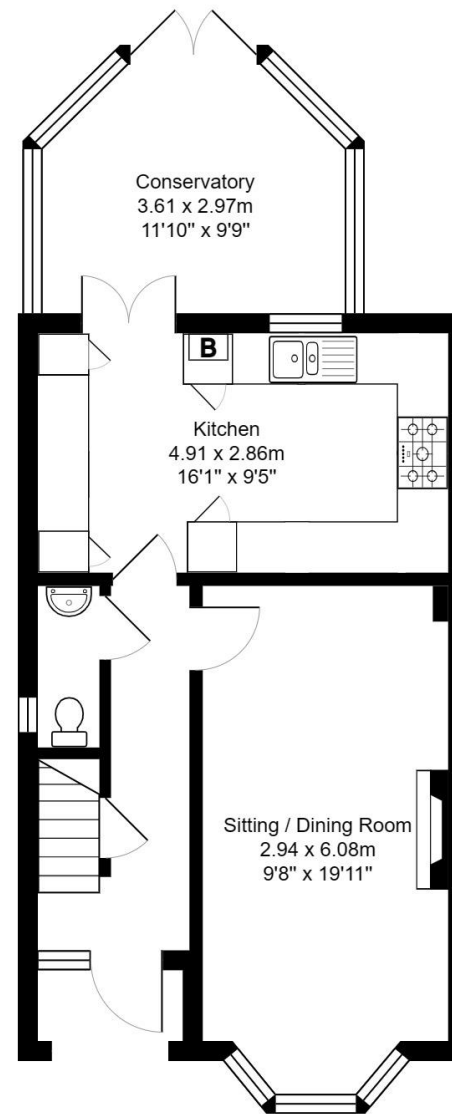
**Council tax band:** D (£2015.58 per annum)

**Current EPC Rating:** C

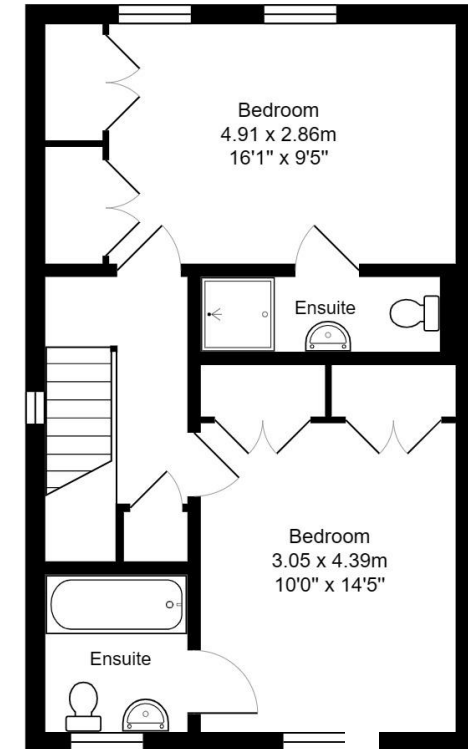
**Property address:** TN2 4JP

**01892 619888** [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor  
Area: 53.1 m<sup>2</sup> ... 571 ft<sup>2</sup>



First Floor  
Area: 41.6 m<sup>2</sup> ... 447 ft<sup>2</sup>

Total Area: 94.6 m<sup>2</sup> ... 1019 ft<sup>2</sup>

All measurements are approximate and for display purposes only

#### Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.





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