



**Henwoods Crescent, Pembury, Tunbridge Wells,**

**Guide Price £575,000 Freehold**

- Price Range £575,000 to £600,000
- Beautifully presented four bedroom family home
- Open plan kitchen/diner with central island
- Large master bedroom with en-suite
- Downstairs WC
- Large all year round conservatory
- Study and utility room
- Rear garden with sunny aspect
- Close to A21/M25 road link
- EPC:C





Price Range £575,000 to £600,000 A beautifully presented spacious four bedroom semi-detached family home, situated in a quiet crescent in a popular residential area of Pembury village. The accommodation consists of an entrance hall, a living room opening up into a dining room which opens up into the kitchen area, a large conservatory, utility room, study and downstairs WC whilst upstairs are four bedrooms including large master bedroom with en-suite and family bathroom. Additionally there is off road parking for several cars and a good size well presented garden to the rear. EPC:C A real must see property.

### Viewing Information

To view this property please contact David Waight at Mother Goose Estate Agency

### Location

Pembury is a pretty village situated within a short drive from the centre of Tunbridge Wells. Henwoods Crescent is a popular road, close to the heart of the village which offers a variety of local shops, restaurants, a newsagent, a post office, doctors surgery and a Tesco supermarket. There is a well respected village Primary School close-by and easy access to an excellent range of secondary Schools in Tunbridge Wells. Pembury boasts a superb village recreation ground with play areas for children of all ages. Additionally there is a bowls club and a cricket club within the village. There are some beautiful woodland walks so ideal for ramblers and dog walkers alike. The A21 is close by providing access to the M25/ Pembury offers excellent local bus services to Tunbridge Wells town centre which offers an array of shopping facilities and excellent secondary schools.



## Ground Floor

From entering the hallway you turn left into the welcoming bright and light spacious living room. The room opens up into a good size dining area benefitting from understairs storage which then also opens up into the large kitchen. The kitchen has a lovely view out to the rear garden and provides a range of attractive wall and base units and work surface areas. There is a delightful kitchen island with built-in hob and separate built-in double oven with additional space for a fridge/freezer and dish washer. There is a very useful downstairs WC to the rear with side access to the garden. Back into the dining room and you access the large all year round conservatory. The open plan aspect throughout provides a great family area. Back into the hallway and you access a separate utility area with plumbing for a washing machine and tumble dryer. A real feature is the good size study away from the hubbub of the rest of the house. Stairs lead up to the first floor.

## First Floor

Climbing the stairs to the first floor there are four bedrooms and a good size landing providing loft access with a built-in wardrobe and airing cupboard. The large master bedroom has built-in wardrobe space and benefits from a modern contemporary en-suite. Bedrooms two and three are interconnecting and so provide versatile accommodation as one of the rooms could be used as a play/games room or dressing room. Bedroom three also has loft access and built-in wardrobes. There is also a modern fully tiled family bathroom incorporating bath with shower over, WC and wash hand basin.

## Outside

### Front

Large paved driveway with off road parking for several cars and gated side access to the rear garden.

### Rear

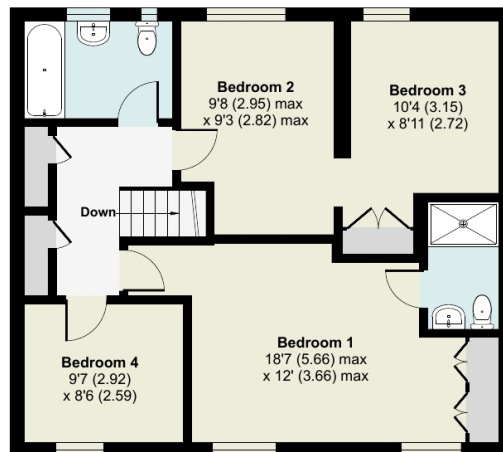
A real feature of this property is the large private secure rear garden mainly laid to lawn with borders providing a range of mature plants and shrubs. Adjacent to the property is a large patio area ideal for entertaining and having a cold drink at the end of the day. To the rear there is a large shed with power to remain.



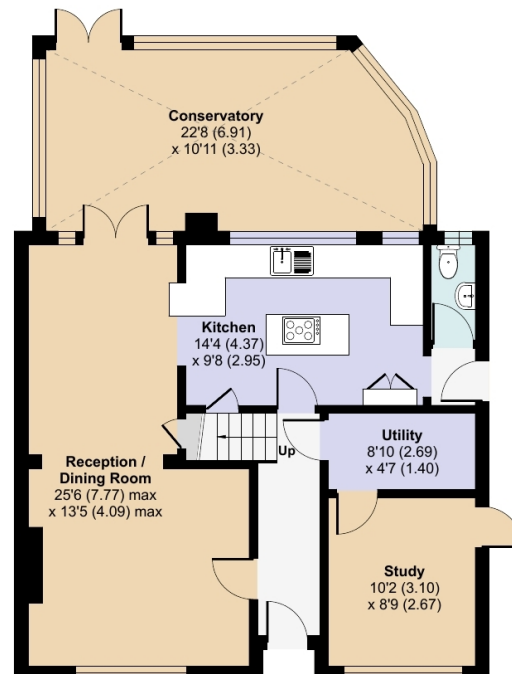
# Henwoods Crescent, Pembury, Tunbridge Wells, TN2

Approximate Area = 1651 sq ft / 153.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Mother Goose Estate Agency Ltd. REF: 1237359