



**6 Henwoods Crescent, Pembury, Tunbridge Wells,  
Kent, TN2 4LJ**

**Price Range £550,000 Freehold**

- A beautifully presented 3/4 bedroom semi-detached house close to Pembury Village Centre
- Generous accommodation spread over 3 floors
- Pretty village location
- Planning permission in place for an extension
- Three bathrooms - one en-suite
- Open plan kitchen/breakfast room with central island
- Single garage and parking for two cars
- Excellent access to the A21/M25
- Short distance to a well respected local Primary School
- HOME OFFICE



**\*PRICE RANGE £550,000 - £565,000\*\*OPEN DAY SAT 19TH OCT BETWEEN 11-00AM-1PM APPTS ONLY\*** A beautifully presented spacious 3/4 bedroom semi-detached family home, situated in a quiet cul-de-sac in a very popular residential area close to Pembury village centre. This well proportioned home has been very well maintained over the many years that the owners have lived here and the accommodation is spread comfortably over three floors. There is planning permission in place for an additional bedroom and bathroom if required. The accommodation comprises a good sized family kitchen/breakfast room, living room with a dining area, study/bedroom 4 and a utility/shower room on the ground floor. On the first floor there are two good sized bedrooms and a family bathroom and on the top floor there is a large master bedroom with an ensuite WC. Off road parking for three cars and a single garage. There are beautifully manicured private gardens to the rear, accommodating a fully equipped outside 'HOME OFFICE' fully wired and internet connected.

## Viewing Information

To arrange a viewing please contact Jenny Ireland at Mother Goose Estate Agents.

## 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 public houses. There is a footpath close by which leads to Hastings Road and onto Henwood Green Road. Pembury village caters for everyday needs. Tesco supermarket is a short drive from the property and Pembury hospital is situated on the periphery. There is a well respected village Primary School close-by and close road links with excellent Secondary Schools in Tunbridge Wells. Pembury boasts a superb village recreation ground with play areas for children of all ages, including a basket ball court and a popular skate park, additionally there is a bowls club and a cricket club within the village. There are some beautiful woodland walks through orchards so ideal for dog walkers. By road the A21 is close by, giving access to the M25 and all the major motorway. Pembury offers excellent local bus services to Tunbridge Wells town centre which offers an array of shopping facilities and excellent secondary schools.



## Ground Floor

### Hallway

Wood laminate flooring. Radiator. Stairs to first floor.

### Cloak Room/Utility

Tiled flooring. Fully tiled corner shower cubicle with wall mounted gravity shower. Plumbing for washing machine (hard wired). Space for tumble dryer (hard wired). WC and wash basin to match with built-in cupboards below. Extractor fan. Radiator.

### Kitchen/Breakfast Room

Window to rear. A 'Wren kitchen' with ample cupboard and draw space for storage. Tiled flooring. Quartz work top to accommodate a sink/drainage and a Neff induction hob and pyrolytic self cleaning oven below. Extractor fan above. Attractive central island with a quartz work top and additional soft closing units below for storage. Large larder with shelving. Corner carousel unit. Integrated dishwasher and space for fridge freezer. Wall mounted combi boiler. Fully glazed double French doors opening out to a delightful patio. Under-stairs storage cupboard. Wall mounted combi gas boiler.

### Living Room

Window to front. Attractive open fireplace with wood mantle and a slate hearth in full working order. Radiator.



### Dining Area

Bifold fully glazed doors opening out to paved patio area. Wall mounted contemporary design radiator.

### Bedroom 4/Study

Window to front. Laminate flooring. radiator.

### First Floor

#### Landing

2 x built-in cupboards for storage. Window to front. Staircase to second floor with deep wall recess for storage and shelf above.

#### Dressing Area

Additional landing space designed as a dressing area. Space for a large double wardrobe.

#### Family Bathroom

Two x windows to the rear. Tiled effect flooring. Three piece bathroom suite comprising a bath with partial glass screen, wall mounted gravity shower unit with mixer taps. Partially integrated sink unit with vanity cupboards and drawers below. WC to match. Wall mounted radiator.

#### Bedroom Two

Windows to front. Built-in double wardrobes. Radiator.



## Bedroom Three

Window to rear. Wall to wall fitted wardrobes. Radiator.

## Second Floor

### Master Bedroom

Velux windows to front and to rear. Eaves storage. Radiator.  
Door to En-suite WC.

### En Suite WC

Velux window to rear. Tiled flooring. Eaves storage. Porcelain sink on attractive wooden plinth with vanity units below. WC. Planning in place for a dormer window if required.

## Outside

### Front Garden

A single garage with an up and over door. Brick paved driveway with space for three cars. Low brick wall bordering deep well established flower beds and an area of lawn. Pathway to front door.

### Rear Garden

A good sized well screened area with a paved patio/terrace ideal for 'al fresco' entertaining. Steps up to a good sized lawn flanked generously with well established flower beds housing a variety of shrubs. Shed to remain.



## Home Office

Fully tanked and insulated with heating and power. Internet wired.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# Henwoods Crescent, Pembury, Tunbridge Wells, TN2

Approximate Area = 1445 sq ft / 134.2 sq m

Limited Use Area(s) = 23 sq ft / 2.1 sq m

Garage = 112 sq ft / 10.4 sq m

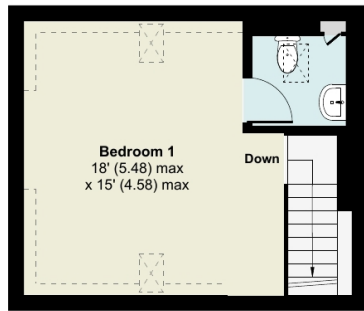
Outbuilding = 20 sq ft / 1.8 sq m

Total = 1600 sq ft / 148.5 sq m

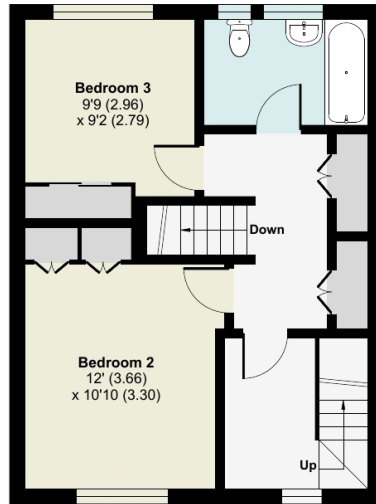
For identification only - Not to scale



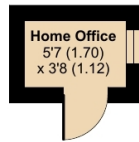
Denotes restricted head height



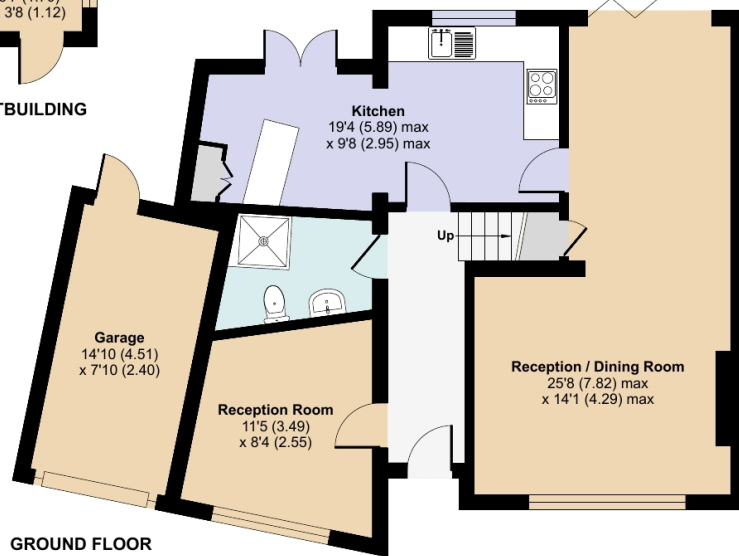
SECOND FLOOR



FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1197109