



**Hastings Road, Pembury, Tunbridge Wells, Kent,
TN2 4JU**

Guide Price £475,000 Freehold

- PRICE RANGE £475,000 - £495,000
- Beautifully presented Three bedroom detached period home house
- Ensuite WC
- SUPERB well manicured rear gardens with delightful countryside views
- Large paved driveway with space for at least two cars
- A very short drive to Pembury Hospital
- An abundance of natural light throughout
- Well equipped kitchen.
- Options to extend to the rear
- Lovely countryside views to both front and rear



***PRICE RANGE £475,000 - £495,000* A FANTASTIC OPPORTUNITY** to buy a beautifully presented three bedroom 1930's detached property, which sits comfortably on a good size plot to include a large driveway to the front and well manicured rear gardens, approximately 100' in length. This charming property boasts an abundance of natural light throughout which pours effortlessly through the many windows, creating a feeling of space. There are breath taking country views to both front and rear to be enjoyed. The accommodation comprises a porch, living Room, dining room, bedroom (with an ensuite WC) and kitchen on the ground floor with two double bedrooms and a family bathroom on the first floor. This property would suit a growing family as there are options to extend to the rear to create additional space. It is situated on the fringes of some beautiful Kent countryside, ideal for dog walking and within a short distance of Pembury High Street, home to a number of local shops, amenities and delightful Public Houses. Gas central heating. Double glazed throughout. ***EARLY VIEWING IS HIGHLY RECOMMENDED*.**

Viewing Information

To view this property 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. The property is situated in a popular residential area, 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. 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.

Porch

Glazed with hanging space for coats. Coconut matting.



Hallway

Wood flooring. Under-stairs cupboard for storage. Radiator.

Living Room

Large bay fronted window with a bespoke radiator beneath. Open plan through to dining room with partition doors.

Dining Room

Large picture window to the rear. Radiator.

Kitchen

Windows to rear. Partly glazed door to rear garden. Composite work top housing a stainless steel sink with drainer. Four ring electric hob with built-in electric oven below and extractor fan above. Recessed halogen ceiling spotlights. An attractive range of eye level and base units. Plumbing for washing machine and space for fridge freezer. Radiator.

Bedroom Three

Window to front. Radiator

Ensuite Cloak - Room

Wall mounted cupboard housing a gas boiler. WC and wash basin to match. Radiator.

First Floor

Landing

Large window to front. Wood flooring.

Bedroom One

Dual aspect to front and rear. Wood flooring. Discreet built-in shelving for storage. Beautiful views to the rear overlooking the countryside. Radiator.

Bedroom Two

Windows to front and side. Wood flooring. Generous eaves storage. Space for a built-in wardrobe. Far reaching countryside views. Radiator.



Family Bathroom

Two windows to rear. Tiled effect flooring. Three piece bathroom suite comprising a bath with a wall mounted hand held shower attachment and folding screen. Fully integrated contemporary style wash basin with built-in cupboards below. WC to match. Wall mounted chrome ladder radiator. Recessed halogen ceiling spot lights.

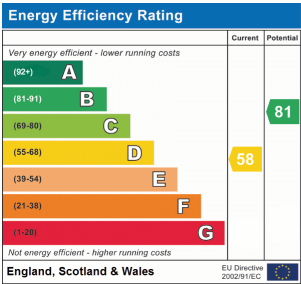
Outside

Front Garden

Large brick paved driveway with space enough for at least two cars. Small lawn which is flanked by mature hedging to both sides. Gated access to rear.

Rear Garden

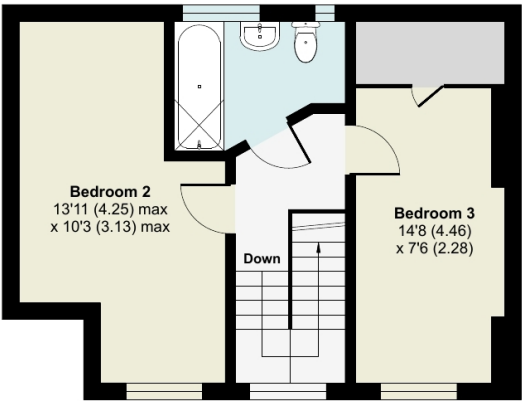
Paved area accessed via kitchen door. Large well manicured lawn with an abundance of well established deep filled flower beds housing a variety of mature trees and shrubs. Shed (to remain). Outside tap. Gated access to the front. and additional gated access to the lane at the rear of the garden. A mature Quince tree holds pride of place among many other varieties of surrounding mature trees. Tall fence panel surround.



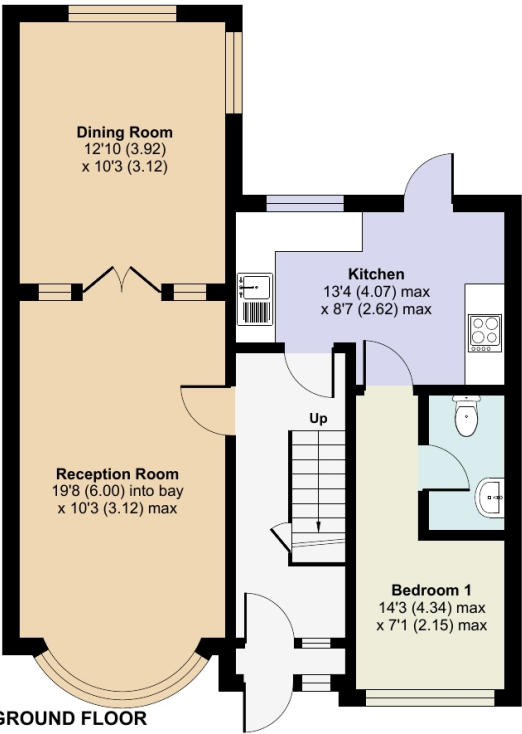
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Approximate Area = 1064 sq ft / 98.8 sq m

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.
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