Barnes Kingsnorth offices at:
16 High Street, **Pembury,** Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk



AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.

BarnesKingsnorth







Pembury Grove, Tonbridge, Kent, TN9 2BH

£395,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01732 771616
www.bkestateagents.com

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THE PROPERTY

Tucked away in a peaceful little cul-de-sac, yet within easy walking distance of the town centre and mainline station, this charming two-bedroom home offers the perfect balance of privacy and convenience. Full of warmth and character, it provides a wonderfully inviting setting for modern life. The welcoming sitting room is a lovely place to relax, with plenty of natural light and a feature wood-burning stove creating a cosy focal point. The separate dining room provides a versatile space for family meals or entertaining, while the well-appointed kitchen features stylish Shaker-style cabinetry, giving ample storage and preparation space. A door leads directly out to the rear garden, while a useful external utility store provides space for laundry appliances. Upstairs are two comfortable double bedrooms and a spacious family bathroom. The accommodation is well suited to those looking for a home that combines character and practicality, with the added benefit of being so conveniently placed for the town and station.

OUTSIDE

The rear garden is a real highlight, offering a private and mature setting with a patio, established planting and plenty of space to relax and enjoy the outdoors. A useful workshop provides additional storage or space for hobbies. To the front, the property benefits from one allocated parking space - a particularly valuable feature given the convenient town and station location. With the ability to leave the car safely at home and walk to the High Street or station, this is a home that makes everyday life wonderfully easy.










THE LOCAL AREA

Pembury Grove enjoys a tucked-away position close to the heart of Tonbridge, offering the best of both worlds – a peaceful setting with the town's excellent amenities and mainline station all within easy reach. Tonbridge is a vibrant market town with a rich history, centred around the River Medway and the impressive Tonbridge Castle. The town offers an excellent choice of independent shops, cafés, restaurants and everyday amenities, alongside plenty of opportunities to enjoy the outdoors. The castle grounds lead towards the sports ground, swimming pool, riverside walks and cycle routes, making it easy to combine town living with an active lifestyle. For commuters, Tonbridge mainline station is just a short stroll away, with fast services to London Charing Cross and Cannon Street taking approximately 40 minutes. Excellent road connections via the A21 also make travelling further afield straightforward. With its combination of convenience, connectivity, leisure and character, Tonbridge is an increasingly popular place to call home.

DIRECTIONS TO VIEW

From our office in Tonbridge High Street proceed southwards through the town, pass the station and at the roundabout turn left into Pembury Road, take the third turning on the left into Lavender Hill and continue along this road. Pembury Grove will be found on the right-hand side and the property on the left-hand side.

PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each customer. BKEA employs the services of Smartsearch to verify the identify and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: C

Ref: T1511/62028012/V1