

53 Henwood Green Road, Pembury





# 53 Henwood Green Road, Pembury TN2 4LH

*Peaceful Pretty 4/5-Bedroom Family Home*

## **Accommodation Summary**

- Detached house (No onward chain)
  - 4/5 bedrooms
  - 2 bathrooms
- Spacious living/dining room
  - Study
  - Garden room
- Country style kitchen
- Separate utility room
- Off street parking with detached garage
  - Garden



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Set back and screened from the road by mature green foliage a hard surface driveway winds upwards to an off-street parking area that fronts a detached garage.

Beyond, the house is tucked discretely behind a lawned area with a beautiful magnolia tree and lush shrubbery.

You enter into a wide welcoming hallway with two under stairs cupboards providing plenty of room for coats and shoes to keep the space clutter free.

There is a feature wall of book shelves to the side and the tiled terracotta flooring is warmed by the sun shining through the ceiling and front aspect windows.

First on your left is a generously sized room dappled in light from its beautiful bay window. It is currently set up as a double bedroom and benefits from a deep walk in wardrobe and a bathroom further down the hall.

Next door is another versatile space that is used as a large home office, however, with its own walk in wardrobe it too could easily be used as a 5th bedroom.

Opposite is the wonderful living/dining room, its double aspect windows and French windows flooding the room with light and opening directly onto the pretty rear garden. It is a substantial space with plenty of room to dine in or relax in large family sofas in front of its open fire.

To the front is a study with double aspect windows, perfect for daydreaming as you work

Through French doors at the rear of the living room is the bright garden room which enjoys views over the green garden with French doors that can effortlessly extend the living space onto the terrace. In the colder months a wood burning stove provides warmth and character to the room ensuring year-round use.

To the left is the country style kitchen which is light and spacious with an abundance of wooden cupboards, tiled worktop space, an integrated oven and hob, fridge/freezer and dishwasher. A separate utility room beyond with rear garden access has ample room and plumbing for additional appliances and cupboards for storage.

Climbing the carpeted stairs, the first-floor landing with an airing cupboard is brightened by a circular ceiling window. The master bedroom, with fitted wardrobe, and two further bedrooms are all beautifully presented, spacious and light. The large family bathroom is fresh and light with a tiled panel enclosed bath and vanity unit.

Outside at the rear, paved terracing, perfect for alfresco dining, sits at the back of the garden room and dining room and fronts a large lawned area edged by low brick walls, mature hedging, plants and trees which afford extra privacy. There is side access to the front at both sides and a brick enclosed raised pond and flower beds.

This bright, spacious home set in its quiet village location with all your first-class schooling and transport needs on your doorstep is perfect for a growing family.





Part stained glass entrance door with stained glass top light, which opens to:

**Entrance hall:** tiled flooring, front aspect double glazed window, ceiling Velux window, under stairs storage cupboard and further walk in storage cupboard with hanging rail and shelving, wall shelving, radiator and doors opening to:

**Bedroom 4:** 11'4 x 10'4 front aspect double glazed bay window, walk in wardrobe with hanging rails and shelving and radiator.

**Bedroom 5:** 11'4 x 8'10 side aspect double glazed window, walk in wardrobe with hanging rails and shelving, wall shelving and radiator.

**Bathroom 1:** side aspect opaque double glazed window, shower cubicle with wall mounted shower, tiled vanity unit with inset wash hand basin with mixer tap over and cupboard under, concealed cistern WC, tiled panel enclosed bath with mixer tap, wall shelving, tiled flooring and heated towel rail.

**Living Room:** 17' x 11'3 side aspect double glazed window, wooden flooring, radiator, rear aspect internal French doors into garden room, wall shelving, fireplace with open hearth and opening into:

**Dining Room:** 10'11 x 8'10 side aspect double glazed window and French windows opening into the garden, wooden flooring, radiator and door into:

**Study:** 8'10 x 5'9 front and side aspect double glazed windows, tiled flooring and radiator.

**Garden Room:** 11'3 x 8'10 side and rear aspect double glazed windows, rear aspect French doors opening onto the terrace, wood burning stove, tiled flooring, cast iron radiator and door into:

**Kitchen:** 10'2 x 8'10 rear aspect double glazed window two bowl ceramic sink with mixer tap over, tiled flooring, integrated Bosch dishwasher, fitted Bosch electric oven with 4 ring gas hob and extractor above, integrated fridge/freezer and heated towel rail. The kitchen has plenty of tiled worktop space, a good selection of wooden eye and base level units and door into:

**Utility Room:** rear aspect double glazed window, tiled countertop, space and plumbing for appliance, tiled flooring, wooden cupboards and shelving, wall hung Potterton boiler and side aspect door into garden.

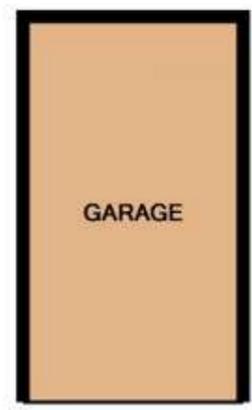
Stairs up to first floor landing with ceiling window, airing cupboard housing the water cylinder with shelving for linen, radiator and doors to:





GROUND FLOOR

1ST FLOOR



ENTRANCE FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 Plus) <b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 Plus) <b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 1831 SQ.FT. (170.1 SQ.M.)  
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**Bedroom 1:** 20' x 11'11 front and rear aspect double glazed windows, fitted double wardrobe with hanging rail and shelving, book shelves and radiator.

**Bedroom 2:** 12'3 x 10' side aspect Velux window, eaves storage, wall shelving and radiator.

**Bathroom 2:** side aspect Velux window, tiled panel enclosed bath with mixer tap and hand held shower attachment, tiled vanity unit with inset wash hand basin with mixer tap over and cupboard under, concealed cistern WC, shelving, tiled flooring and heated towel rail.

**Bedroom 3:** 12'3 x 8'1 side aspect Velux windows, eaves storage, book shelves, exposed roof beams and radiator.

**Outside:** The house is approached via a hard surface driveway with parking for several cars and a detached garage screened from the road by mature tree and shrubs. There is a lawned area with a magnolia tree and perimeter hedged borders with trees and some flowers and wooden gates giving access at both sides. There is a hard surface pathway that winds up the side to the front door and wraps to the rear at both sides with hedging under the front windows. The rear garden laid mainly to lawn with a paved terrace area at the rear of the garden room and dining room. There is plenty of room for garden furniture with hedging, trees, shrubs, flower beds and low brick walls bordering the perimeter of the garden.

**General:**

Tenure: Freehold  
 Local authority: Tunbridge Wells Borough Council  
 Council tax: Band E (£2,070.01)  
 EPC: D (65)



