

141 Pembury Road, Tonbridge





141 Pembury Road, Tonbridge TN9 2JL

Pretty Period 2-Bedroom Mid-Terrace House

Accommodation Summary

- Mid-terrace period house on 4 floors
 - 2 bedrooms
 - Living room
 - Dining room
- Kitchen/breakfast room
 - Utility room
- Modern bathroom
 - Loft room
 - Garden
- Easy access to mainline station



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This deceptively spacious 2-bedroom house is a short walk from Tonbridge mainline station, the high street's shops and local recreational amenities. It also has superb schools on its doorstep.

With its smart red brick exterior, the house is set back from the road by a picket fenced garden.

The front door opens into the living room, which is brightened by its front aspect window. It is a welcoming space with plenty of room for sofas to relax in. An exposed brick chimney breast with real wood fire adds warmth in the colder months.

Beyond is the dining room whose wooden effect flooring and feature period fireplace add charm to dining experiences.

Stairs lead down to the lower ground floor.

The kitchen/breakfast room is to the rear and opens into and overlooks the garden. It is stylish and bright with wooden effect cabinetry which contrasts beautifully with contemporary flooring and work surfaces. There is an integrated oven and plenty of space for additional appliances to ensure that all your cooking needs are met.

Conveniently placed next door is a separate utility room.

At the front is the bathroom. It has a modern suite with a shower over the bath, its window reflecting light off its white fittings and tiles creating a soothing bathing experience.

Climbing the stairs to the first floor there are two good sized double bedrooms, both of which have period fireplaces and large windows bringing in lots of natural light.

Outside to the rear is a fully enclosed garden laid mainly to lawn with a paved terrace next to the house for summer entertaining. It is a safe sanctuary for pets and children and also benefits from street access and a wooden shed.

This home has been modernised and well maintained throughout and is a perfect for a small family, young professionals or buy to let investors due to its fantastic location. A must see!

Entrance door, which opens to:

Living Room: 12 x 10'10 front aspect window, exposed brick chimney breast with inset fire basket and brick hearth, radiator and door opening to stairs up and door opening into:

Dining Room: 10'10 x 9'11 rear aspect window, wooden effect flooring, mid height alcove cupboard, radiator and stairs down to:



Kitchen/Breakfast Room: 10'10 x 9'11 rear aspect window and part glazed door into rear garden, wooden effect eye and base level units, worktops and tile effect vinyl flooring. There is an integrated electric oven and 4 ring gas hob with stainless steel extractor hood above. There is space and plumbing for a dishwasher, a stainless-steel sink with drainer and mixer tap over and radiator.

Utility Room: vinyl flooring, space and plumbing for appliances and radiator.

Bathroom: double glazed opaque front aspect window, part tiled walls, tiled flooring, panel enclosed bath with wall mounted shower, mixer tap and glazed shower screen, pedestal wash hand basin with mixer tap and radiator.

Stairs to first floor landing and doors to:

Bedroom 1: 10'9 x 12 front aspect window, period fireplace and radiator.

Bedroom 2: 10'10 x 9'11 rear aspect window, period fireplace and radiator.

Stairs to 2nd floor and opening into:

Loft Room: 10'9 x 9'10 rear aspect Velux window, eaves storage and radiator.

Outside: to the front of the property a wooden picket fence screens the house from the road with a block brick paved pathway leading to the front door. At the rear, there is a paved terrace with side aspect wooden gate for street bin access and a wooden shed for storage. A close boarded wooden fence encloses the garden which is laid mainly to lawn.

General:

Tenure: Freehold

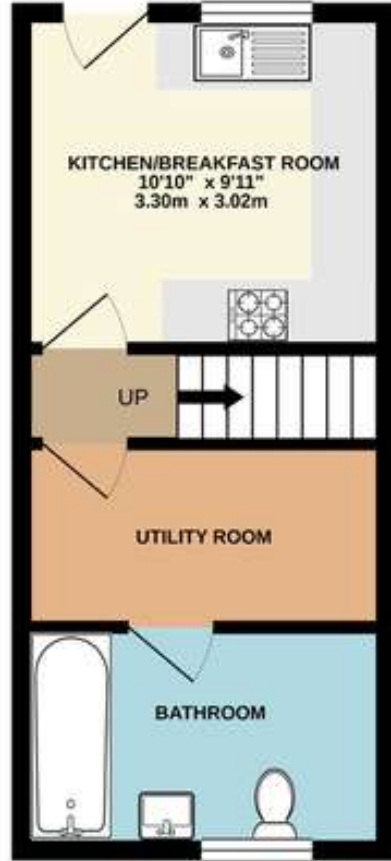
Local authority: Tonbridge & Malling District Council

Council tax: Band C (£1,633.00)

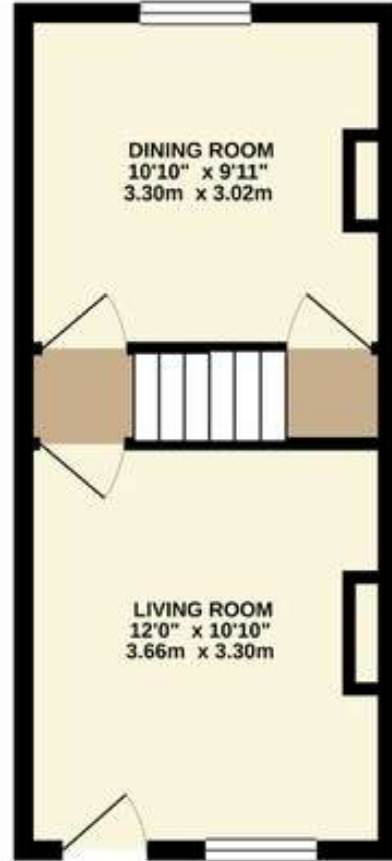
EPC: D (68)



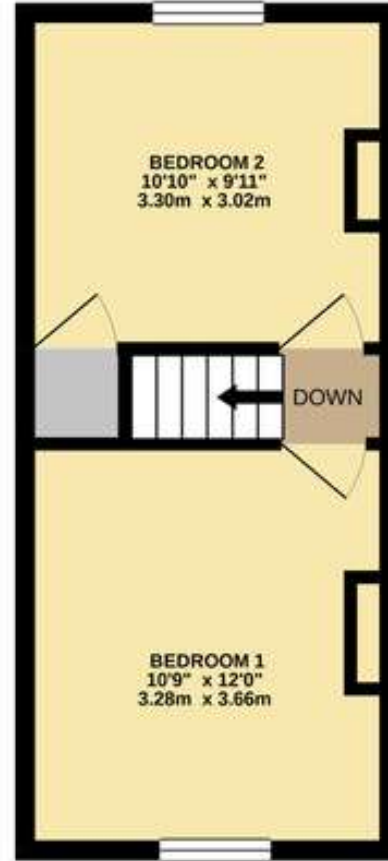
LOWER GROUND FLOOR
266 sq.ft. (24.7 sq.m.) approx.



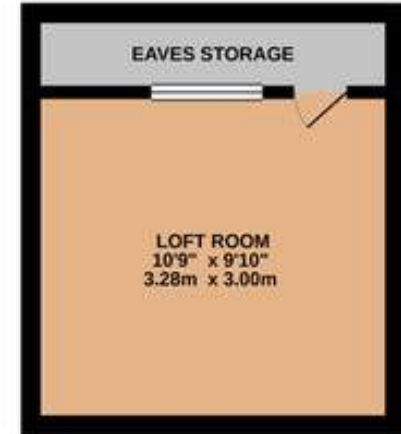
GROUND FLOOR
266 sq.ft. (24.7 sq.m.) approx.



1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.

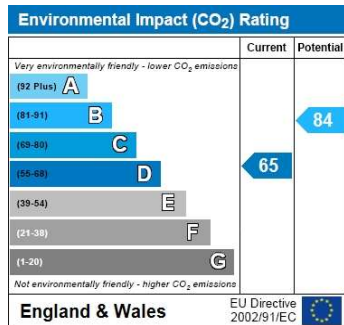
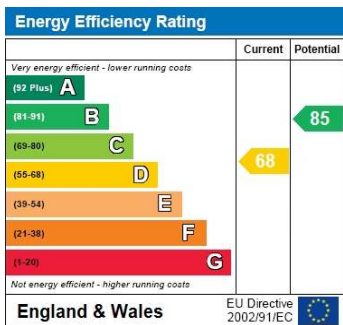


2ND FLOOR
131 sq.ft. (12.2 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020





AREA INFORMATION: Tonbridge, Kent

Tonbridge, on the River Medway, is 4 miles (6 km) north of Royal Tunbridge Wells, 8.6 miles (13.8 km) south of Sevenoaks, 12 miles (19 km) south west of Maidstone and 29 miles (47 km) south east of London.

It is a picturesque town steeped in history with a 13th Century Castle and a wealth of shopping and recreational amenities and unrivalled schooling.

With open countryside on its doorstep it delivers nature in abundance to be enjoyed either cycling, walking or spotting wildlife. For recreational activities, there is the Tonbridge School gym, with its impressive facilities and indoor swimming pool and the Angel Sports Centre and the public swimming pool both based in the centre of Tonbridge. Nizels Golf & Country Club is a short drive away.

There are many highly regarded primary schools in the area such as Slade Primary School, Sussex Road County Primary School, Long Mead Community Primary School, Cage Green Primary School, Woodlands Junior and Infant Schools, Royal Rise Primary School (formerly St Stephen's Primary School), Bishop Chavasse Church of England Primary School and St Margaret Clitherow R C Primary School. There are also independent preparatory schools such as The Schools at Somerhill, Hilden Oaks and Hilden Grange. The highly sought-after secondary level Tonbridge Girls Grammar School, Weald of Kent Girls Grammar and Judd Grammar for boys are in Tonbridge whilst the renowned Tonbridge School forms the north end of the town with Sevenoaks Schools within easy reach.

There are excellent transport links with journeys from Tonbridge mainline train station taking you to central London in approximately 40 minutes. The nearby A21 links with the M25, other motorway networks, Gatwick and Heathrow Airports, and the Channel Tunnel Terminus.



