



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 3 Bed Detached Home
- Double Glazed Conservatory
- Bed 1 with En Suite Shower
- Double Glazing, GFCH
- Driveway & Garage
- Energy Efficiency Rating: D

**Woodhill Park, Pembury**

**GUIDE £500,000 - £525,000**

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## 71 Woodhill Park, Pembury, Tunbridge Wells, TN2 4NP

Set within a highly sought after residential road in the popular area of Pembury is where you will find this extremely well maintained detached home, tastefully decorated throughout complemented by a mix of wood effect flooring and fitted carpets together with attractive bathrooms and fitted kitchen. The property's other features include double glazed windows, gas central heating via radiators, cavity wall insulation, uPVC fascias and soffits and a double glazed conservatory/garden room opens on to an attractive landscaped rear garden. There is plenty of parking provided by the driveway and brick garage. In view of the demand we experience for this particular road and taking into consideration all of the property's features and standard of presentation we have no hesitation in recommending an early appointment to view.

The accommodation comprises. Panelled entrance door to:

### ENTRANCE HALL:

'Karndean' flooring, coved ceiling, dado rail, double radiator, understairs storage cupboard. Window to side.

### LOUNGE/DINING ROOM:

Fitted with an electric log effect fire, three radiators, coved ceiling, Smart central heating thermostat, power points. Bay window to front with fitted vertical blinds, double glazed patio doors opening to:

### CONSERVATORY/GARDEN ROOM:

Wood effect flooring, double glazed windows with remote controlled blinds, electric wall heater, lighting, power points. French doors opening to the garden.

### KITCHEN:

Fitted with a comprehensive range of wall and base units with wood block effect work surfaces. Single drainer sink unit. Appliances include an integrated fridge and freezer, slimline dishwasher, microwave, gas hob with extractor hood over and electric double oven. There is a space for a washing machine and the wall mounted 'Worcester' gas boiler is concealed within a cupboard. Two wine racks, under cupboard and pelmet lighting, tile effect flooring, single radiator. Understairs storage cupboard containing the electric meter. Window to rear overlooking the garden and double glazed side door, fitted blinds.

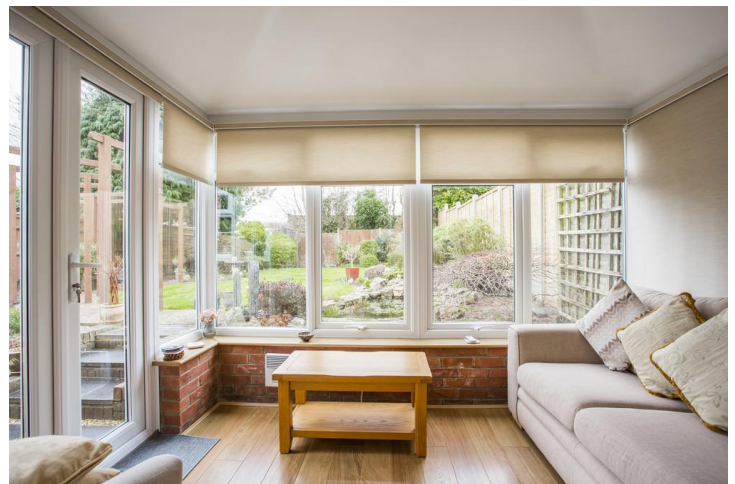
Stairs from entrance hall to:

### FIRST FLOOR LANDING:

Dado rail, built in airing cupboard containing the hot water cylinder, access to loft space, window to side.

### BEDROOM 1:

Fitted with a range of wardrobes and matching bedside cabinets, fitted dressing table, single radiator. Two windows to rear.



**EN SUITE SHOWER ROOM:**

Wash hand basin set in a vanity unit with mixer taps and cupboards beneath, shower cubicle with plumbed in shower. Tiling to walls, 'Karndean' tile effect flooring, chrome towel rail/radiator, extractor fan. Window to rear with vertical blind.

**BEDROOM 2:**

Built in wardrobes, single radiator. Window to front with vertical blinds.

**BEDROOM 3:**

Single radiator, power points. Window to front with vertical blinds.

**BATHROOM:**

White suite comprising of a panelled bath with mixer tap and hand shower spray, low level wc, counter sunk wash hand basin with mixer tap. Tiling to walls, 'Karndean' tile effect flooring, chrome towel rail/radiator, ceiling downlights. Window to side with fitted vertical blinds.

**OUTSIDE REAR:**

Attractive landscaped gardens to include split level paved patio areas with steps leading to two circular lawns, brick paved pathways adjacent to well stocked flower and shrub borders. Fishpond, fencing for privacy and the garden benefits from not being directly overlooked from the rear.

**OUTSIDE FRONT:**

Low maintenance front garden with path to the covered entrance and side. Gate providing access to the rear. Driveway leads to the brick garage with panelled up and over door, internal power and light, personal door to rear garden.

**SITUATION:**

The property is located in a sought after residential road within walking distance to not only the local village school but also the various shops and public houses that form the centre of Pembury village. Equally accessible are beautiful areas of open Kentish countryside. Tunbridge Wells itself is a little over 2 miles away and offers a far wider range of social, retail and educational facilities including a number of sports and social clubs, two theatres, a range of independent retailers principally located between the Pantiles and Mount Pleasant and further multiple retailer opportunities at the Royal Victoria Place, the adjacent Calverley Road Precinct and the North Farm Retail Estate. The town has two main line railway stations, each of which fast and frequent services to London termini and the coast, and Pembury itself is particularly well located to take advantage of the A21 trunk road.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

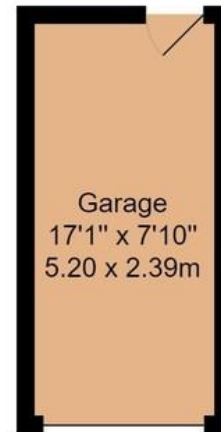
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**VIEWING:**

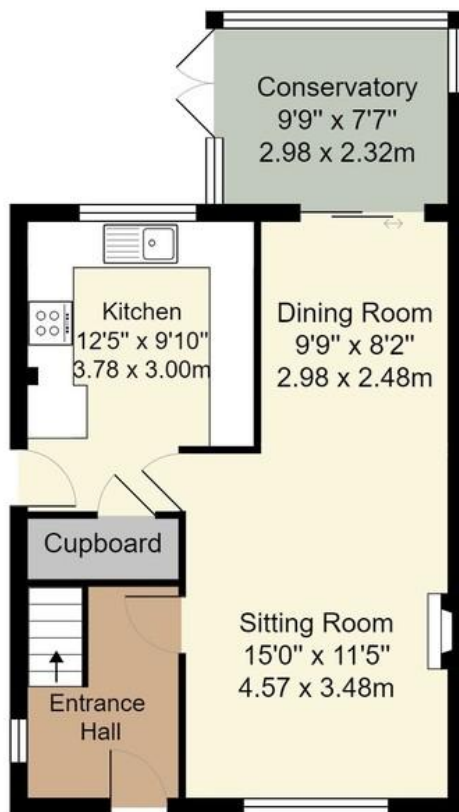
By appointment with Wood & Pilcher 01892 511211



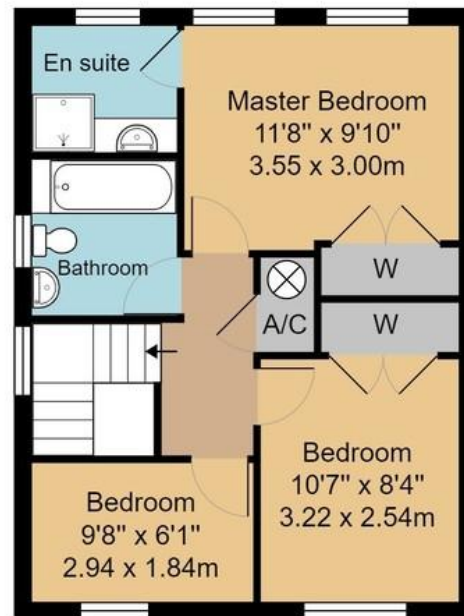
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



**Garage**



**Ground Floor**



**First Floor**

House Approx. Gross Internal Area 972 sq. ft / 90.3 sq. m  
 Garage Approx. Internal Area 135 sq. ft / 12.6 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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