

**RUSH
WITT &
WILSON**



**Stapleford, 5 Stanam Road, Pembury, Tunbridge Wells, Kent, TN2 4LD.
£550,000 OIEO Freehold**

An attractive three bedroom detached family home located within a highly desirable residential area of Pembury Village located just 4 miles from the Spa town of Royal Tunbridge Wells. This delightful home offers bright and well balanced living accommodation over two floors comprising a well-lit living room with bay window and fireplace with enamel dual-fuel stove, double aspect 20ft kitchen / dining room with wood burning stove and French doors to the rear garden, utility lean-to porch and WC. To the first floor enjoys a spacious landing serving three principal double bedrooms each with fitted wardrobes and well appointed main bathroom suite. Outside offers a private rear garden enjoying a south-easterly orientation, predominantly laid to lawn with shingled seating area, a variety of well stocked borders and garden shed and further workshop. To the front provides off road parking over a block-pave driveway. The property is located within close proximity to the Village High street, well regarded local primary school and convenient access to the A21. The area additionally offers a choice of mainline stations at Tonbridge, Paddock Wood, Royal Tunbridge Wells and High Brooms all offering a regular service to London Charing Cross, London Bridge and Cannon Street.



Front

Block paved drive to front, UPVC French doors to entrance porch, high level gates to each side elevations with access to rear.

Entrance porch

5'5 x 3'1 (1.65m x 0.94m)

UPVC French doors to front with arched transom window over, exposed brickwork, ceiling light, quarry tile flooring, original internal door with decorative stained glass viewing pane.

Hallway

Internal door from porch, carpeted hallway with a turned carpeted staircase to first floor landing, low level storage below stairs housing the consumer unit, ceiling downlights, power points and thermostat, further cupboard via painted door complete with slatted shelving housing the megaflow system, radiator.

Cloakroom

8'1 x 3'1 (2.46m x 0.94m)

Internal door, oak laminate flooring, chrome heated towel rail, ceiling light and extractor fan, vanity unit with basin and cupboard below, wall mounted mirror, push flush WC.

Living room

13'6 x 12'7 (4.11m x 3.84m)

Internal door, carpeted flooring, UPVC bay window to front aspect with radiator below, fireplace with polished stone surround and hearth housing an enamel dual fuel stove, fitted full height cupboards to each alcove complete with shelving, power points, TV point and satellite point, pendant light.

Kitchen / dining room

20'1 x 14' (6.12m x 4.27m)

Internal part-glazed door from hall, oak laminate flooring, two radiators, obscure UPVC external door to side lean-to and garden access, ceiling downlights, UPVC window and French doors to the rear aspect, further UPVC to side aspect, kitchen comprises a range of fitted base and wall units with traditional

shaker style doors with pewter furniture beneath oak effect laminated counter tops complete with matching upstands, integrated tower fridge / freezer, adjacent tower unit, freestanding Zanussi oven with four ring gas burner, stainless steel extractor canopy with light over, variety of above counter level power points, wall unit downlights, inset one and half ceramic basin with drainer and tap, integrated LAMONA slimline dishwasher, counter top incorporating breakfast bar with space for stools below, space for dining table and chairs, feature fireplace with painted surround and polished stone hearth housing a cast iron wood burning stove.

Stairs and landing

Turned carpeted staircase leading to a spacious and well-lit first floor landing, radiator, power point, access panel to part-boarded loft over with pull down ladder and light.

Bedroom 1

13'8 x 12' (4.17m x 3.66m)

Internal door, carpeted flooring UPVC window to front aspect with radiator below, ceiling downlights, painted timber wall panelling, access to boarded eaves storage complete with lighting, built in wardrobes complete with hanging rails and shelving over, power points, TV point.

Bedroom 3

10'9 x 8' (3.28m x 2.44m)

Internal door, oak laminate flooring, UPVC window to side aspect with radiator below, light, power points, built in wardrobe complete with hanging rail and shelf over.

Bathroom

5'9 x 5'9 (1.75m x 1.75m)

Internal door, timber effect floor tiling, obscure UPVC window to side aspect, shower bath suite with shower screen and mixer, inset downlights and extractor fan, ceramic wall tiling, push flush WC, heated towel rail, vanity unit with inset basin.

Bedroom 2

16' x 9' (4.88m x 2.74m)

Internal door, carpeted flooring, two full height column windows to the rear aspect, radiator, light, built in wardrobe complete with hanging rail and shelf above, TV point.

Garden

Privately enclosed garden enjoying a south-easterly orientation led from a shingled area to rear, external tap, painted timber door to side lean-to utility room, low level retaining wall and planted shrub borders, step to an open area of lawn enclosed by close board feather edged fencing and specimen Laurel hedgerow, covered log store, garden shed to one corner, specimen Holly tree and a variety of planted shrub borders, further singled passageway to side with gate to front.

Workshop

16'7 x 7' (5.05m x 2.13m)

Double timber doors, eaves storage, light and power supply.

Lean-to utility room

18' x 4' (5.49m x 1.22m)

Timber door to front and to rear, UPVC external door to kitchen, light, wall mounted gas boiler, base unit with plumbing for washing machine and tumble dryer, power points.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Tunbridge Wells Borough Council. Band E.

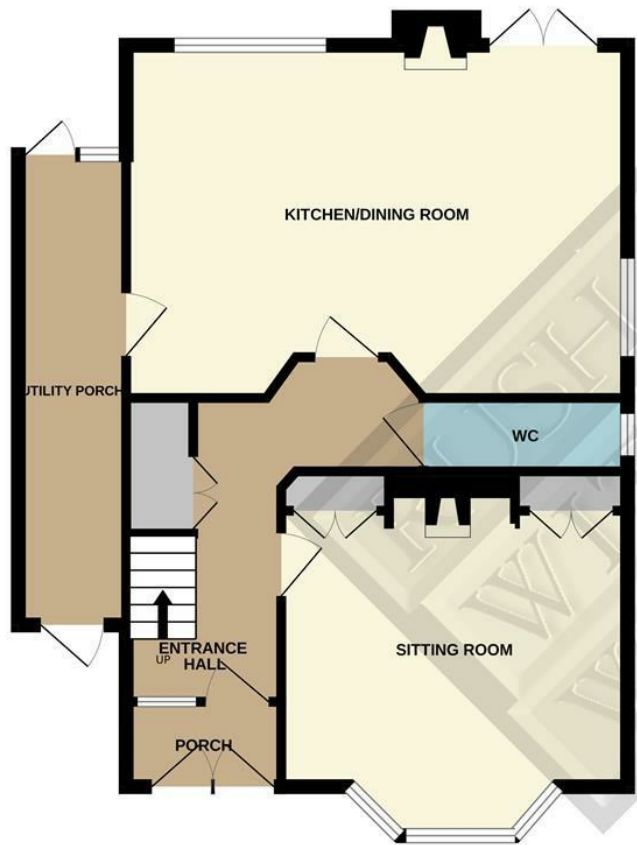
Agents note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





GROUND FLOOR
670 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 1241 sq.ft. (115.3 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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	85	Very environmentally friendly - lower CO ₂ emissions (82 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC

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