



**Lambert
& Foster**



WOODHILL PARK

PEMBURY | TUNBRIDGE WELLS

A rare opportunity to purchase a modern three bedroom detached house benefitting from a large driveway providing ample off road parking and an attached open cart lodge double garage. Versatile internal layout offering the potential to develop subject to individual needs and the necessary permissions. Situated at the end of a private cul-de-sac within walking distance to the local amenities and conveniently located in proximity to the A21 and only a short drive to mainline railway station at Royal Tunbridge Wells or Paddock Wood.

Guide Price £825,000

FREEHOLD



93 WOODHILL PARK

PEMBURY | TUNBRIDGE WELLS | TN2 4NP

- A rare opportunity to purchase a modern three bedroom detached house
- Situated at the end of a private cul de sac in a tranquil park like setting
- Large driveway providing ample off-road parking and an attached open cart lodge garage
- Versatile internal layout offering potential to develop subject to permissions
- Kitchen, sitting room, dining room, family room, cloakroom, and utility room
- Walking distance to local amenities and only a short drive to major transport links

GENERAL

Tenure: Freehold. **Services:** Gas fired central heating with all other mains services connected but not tested.

Local authority: Tunbridge Wells Borough Council **Council tax:** Band F **EPC:** C (75)

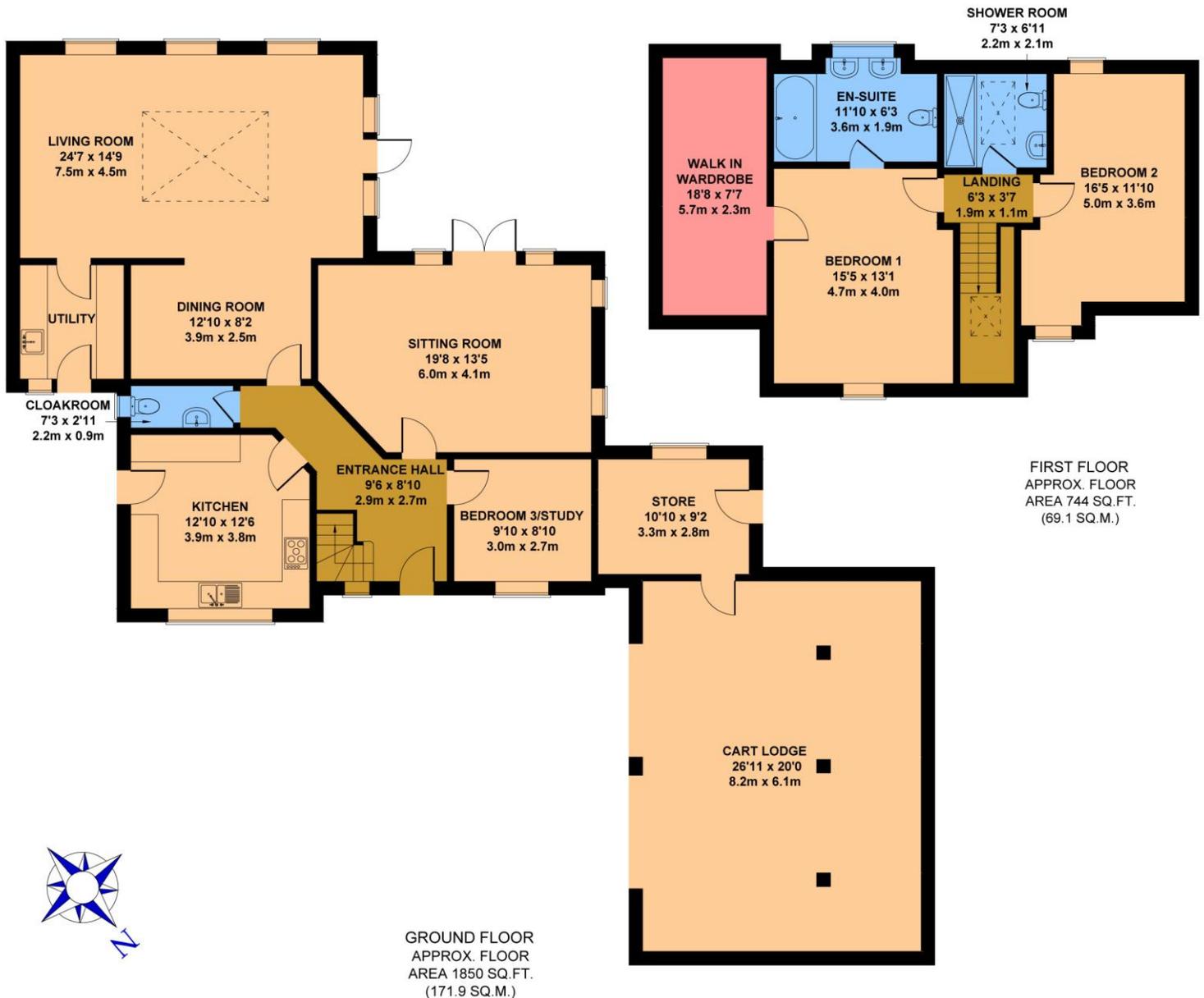
Agents Note: The property benefits from the leasehold interest of a large block of land to the side of the property for private garden use which will be incorporated with the sale of the property. This will be under a separate title and leasehold agreement for the remainder of 999yrs from May 2012. For further details please contact our office before viewing. **Viewing:** To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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