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 **KMJProperty**  
Your local independent Estate Agent

Brewer Street, Lamberhurst, Tunbridge Wells, TN3 8DW

Guide Price £450,000

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Guide Price - £450,000 - £475,000

As you enter the property, you are welcomed into a practical porch area, leading directly to the living and dining space. Exposed beams and a brick fireplace with a double-sided log burner create a cosy feel.

Adjacent to the dining room is the modern kitchen, fitted with high-gloss cabinets and quartz worktops. There is ample space for cooking and storage, with windows at the front and back ensuring the room remains bright.

At the rear, the garden room offers a quiet space to enjoy views of the well-kept garden. Double-glazed windows on three sides and patio doors allow access to the outdoor area, which is perfect for relaxing or alfresco dining.

Upstairs, the property has three good-sized bedrooms. The master bedroom includes double-glazed windows to both the front and rear and a built-in wardrobe. The second bedroom can also accommodate a double bed whilst the third bedroom can function as a single room or home office. The family bathroom is fitted with a roll-top bath, separate shower cubicle, and a modern washbasin.

Exposed beams add character throughout the property.

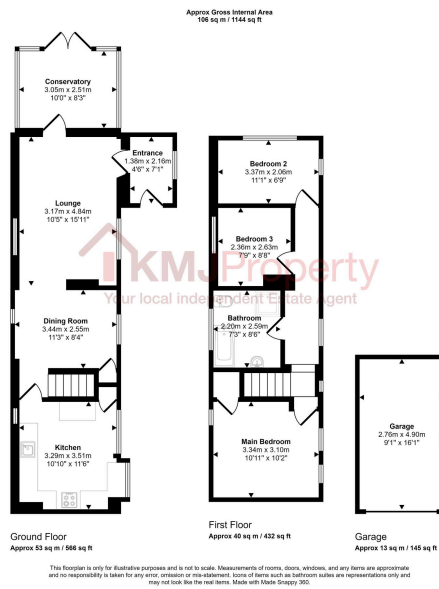
*A pound, also known as a pinfold, was a place in a village where stray animals were kept until their owners paid a fine to release them, the pound at this property is protected under Historic Importance.*

The property features a front garden with a picket fence, and the rear garden is ideal for outdoor activities. At the back, there is a garage en-bloc and an off-road parking area.

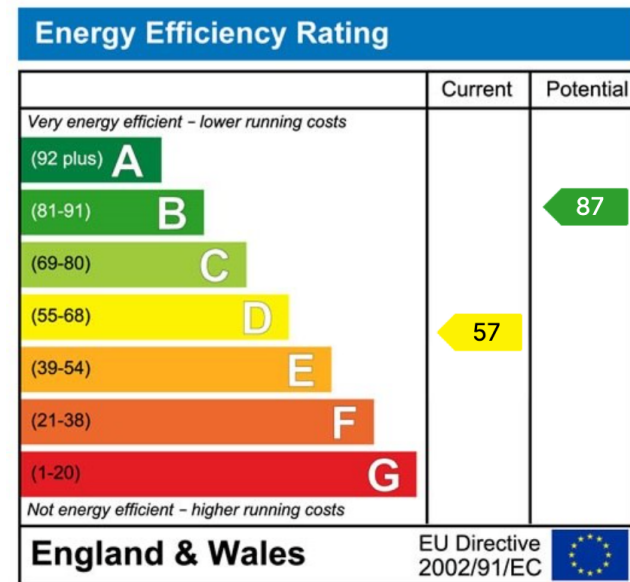
Located in the village of Lamberhurst, this home is close to local amenities, schools, and a 10 minute drive (5.0 miles) from Frant station, offering regular services to London.

Chain-free and ready to view.





- Chain free
- Desirable village location
- Close proximity (5.0 miles) to Frant station - perfect for commuters
- Close to local schools for all ages
- Private Garden
- Off road parking and single garage
- Energy Efficiency Rating: D
- Council Tax D



BRITISH  
PROPERTY  
AWARDS  
2023  
★★★★★  
GOLD WINNER  
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PROPERTY  
AWARDS  
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TUNBRIDGE WELLS