

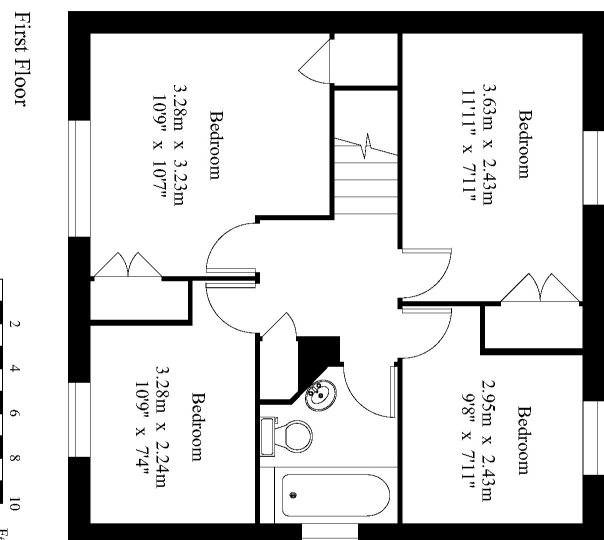
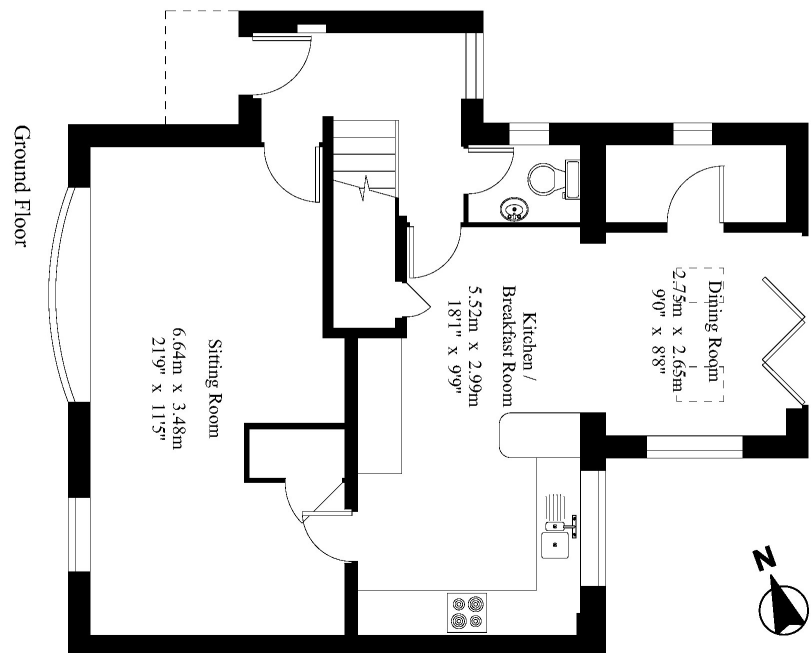
30 Pennine Walk, Tunbridge Wells Kent TN2 3NW



A quietly located 4 bedroom detached house within the St James' Primary School catchment area, set in a good sized garden and being sold with the benefit of Planning Permission for a two storey extension

Covered Porch Hall Cloakroom Sitting Room Kitchen/Dining Room
Utility Room 4 Bedrooms Bathroom Gas Fired Central Heating
Double Glazed Windows Front, Side and Rear Gardens Garage Security System

PRICE £525,000 - £550,000 FREEHOLD



30 Pennine Walk
Gross Internal Area : 103.6 sq.m (1115 sq.ft.)

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Important Notice: a) These particulars are set out as a general outline, only for the guidance of intending purchasers, and do not constitute part of an offer or contract. b) All dimensions, distances and areas are approximate, and for references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. c) Prospective purchasers are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.



THE PROPERTY

- ◆ A well presented detached family house, accessible to the town, in an attractive setting away from busy roads
- ◆ Opportunity to extend, if required. Plans available (Tunbridge Wells Borough Council Ref No. 17/01323/FULL)
- ◆ Canopied porch, light entrance hall with window overlooking the rear garden, engineered oak flooring
- ◆ Wide sitting room with a pair of windows overlooking the large front garden
- ◆ Cloakroom with modern fittings, window and attractive subway tiled walls
- ◆ Remodelled kitchen/dining room with attractive silestone work surfaces with splash back and window sill. Excellent range of cupboards including pullout larder. Integrated appliance include an induction hob, pyrolytic oven and dishwasher. Bi fold doors attract light into the kitchen/dining room, which is part vaulted and includes a pair of skylights. Heated flooring finished in engineered oak
- ◆ Separate utility room with plumbing for washing machine, window and coat hanging area
- ◆ Master bedroom with window to front, built-in storage cupboard and wardrobe
- ◆ Double bedroom 2 with window to rear and wardrobe cupboard
- ◆ Two further bedrooms with attractive outlooks
- ◆ Bathroom comprising white suite, bath with shower attachment, low-level WC, washbasin and towel rail

OUTSIDE

- ◆ The property benefits from good sized gardens which lay to the front, side and rear of the property
- ◆ The front garden is bounded by well established hedging and is laid to lawn providing an excellent play area

- ◆ Landscaped rear garden with sheltered sun terrace and wide paths around the house. Steps with garden lighting leading to a gate giving access to the garage
- ◆ Further area of lawned garden to the side
- ◆ Garden shed and tree house

SITUATION

- ◆ Pennine Walk is within a quiet development, designed to be away from busy roads and traffic
- ◆ St James' Primary School catchment area, 0.8 of a mile
- ◆ Fast commuter service from High Broom station, 0.9 of a mile, for services to Charing Cross and Cannon Street in under an hour
- ◆ Victoria Shopping Centre is 1.2 miles
- ◆ Close to Grosvenor & Hilbert Park, the town's oldest public park
- ◆ Within walking distance of the historic Dunorlan Park with 78 acres of grounds including a 6 acre lake

PRACTICALITIES

- ◆ Tunbridge Wells Borough Council Tax Band E
- ◆ The property benefits from a security system, double glazed windows and UPV soffits and bargeboards
- ◆ Significant remodelling of the kitchen/dining room in 2014

DIRECTION

From our offices, proceed out of Tunbridge Wells on the Pembury Road and opposite Dunorlan Park turn left into Sandrock Road, then first left into Cleveland. continue down the hill looking out for the signs to Pennine Walk on the right and park in a long lay-by on the right hand side. Take the path veering left where No. 30 will be found near the bottom on the right hand side marked by our 'For Sale' board'

VIEWING

Strictly by appointment through Sumner Pridham



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	