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 **KMJProperty**
Your local independent Estate Agent

Pennington Road, Tunbridge Wells, TN4 0SJ

Offers In Region Of £425,000

3 1 1



Introducing this well presented property in a sought-after location. This spacious home offers ample space for comfortable living and benefits from on street parking.

Upon entering the property is a spacious lounge area with a large front window providing ample natural light, fitted shelving and features a log burner with a floating mantelpiece creating a cosy atmosphere.

Moving through into the well-proportioned dining room and kitchen area with French doors providing access to the garden giving you a seamless indoor outdoor living. The large garden is complete with an easily maintained paved area. Also located in the garden is access into a versatile studio space which benefits from electricity making it an ideal work from home solution.

The modern kitchen boasts ample lower and upper storage space, contrast counter tops, attractive gloss tile splashbacks and built in kitchen appliances. This spacious area provides the perfect space for dining and hosting for guests.

As you approach the stairs, you'll find access to a cellar conveniently located beneath them. The cellar offers a great space for relaxing or an alternative work from home space.

On the first floor is the landing and three bedrooms, two double and one single, all boasting windows creating a bright and airy environment. Both double bedrooms include convenient built in storage. Also located on the first floor is a good-sized family bathroom with both bath and shower, bidet, wash basin, and a w/c.

Southborough is a very popular town just to the north of Tunbridge Wells and sits between Tunbridge Wells and Tonbridge. Southborough offers a wide range of amenities including preschools/nurseries, primary school, butchers, bakers, 2 general stores, hardware store, plenty of eateries places for drinks in the centre sits the hub, a recently built area which houses the library, medical centre, chemist and dentist among other things. Mainline stations can be found in High Brooms, Tunbridge Wells and Tonbridge. And the bus runs regularly through Southborough, both to Tunbridge Wells and Tonbridge. Secondary schools can be found in in Tonbridge and Tunbridge Wells, offering excellent education for all academic abilities.

Council Tax Band C



Approximate Area = 1017 sq ft / 94.4 sq m
 Limited Use Area(s) = 36 sq ft / 3.3 sq m
 Total = 1053 sq ft / 97.8 sq m
 For identification only - Not to scale

LOWER GROUND FLOOR

Cellar
13'9" (4.19) to bay
x 11'6" (3.50)

GROUND FLOOR

Kitchen / Dining Room
18'1" (5.52)
x 12'2" (3.70) max

Reception Room
14'10" (4.52) into bay
x 11'11" (3.62)

FIRST FLOOR

Bedroom 1
11'10" (3.61)
x 10'10" (3.29)

Bedroom 2
11'8" (3.55)
x 8'6" (2.58)

Bedroom 3
11'9" (3.56)
x 5'7" (1.70)

Bathroom

Denotes restricted head height

Limited Use Area(s) = 36 sq ft / 3.3 sq m
Total = 1053 sq ft / 97.8 sq m
For identification only - Not to scale

- 3 Bedrooms
- Well Presented Through-Out
- Spacious Kitchen
- Great Location
- Rear Garden
- Versatile outdoor space
- Built in Storage
- EPC D
- Council Tax Band C




Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient – lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient – higher running costs</i></p>	<p>55</p>	<p>86</p>

England & Wales

EU Directive 2002/91/EC



**BRITISH
PROPERTY
AWARDS**

2023

★★★★★

GOLD WINNER

ESTATE AGENT IN CROWBOROUGH

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- 📍 Crowborough
- 📍 Forest Row

**BRITISH
PROPERTY
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2022

★★★★★

GOLD WINNER

**ESTATE AGENT IN
TUNBRIDGE WELLS**