



4 Bedroom Detached House with Garage, Garden and Driveway Parking

A well-proportioned, detached four bedroom family home situated in a quiet road on the outskirts of Southborough. There is a dual aspect living room with feature fireplace and French doors to the garden. The modern kitchen-breakfast room has a dishwasher, washer dryer, fridge freezer, and a separate utility room. There is also a downstairs cloakroom WC. The master bedroom has fitted wardrobe cupboards and an en suite bathroom with shower. There are three further bedrooms and a family bathroom. The integral garage has light and power. Outside there is an enclosed rear garden which is mainly laid to lawn with a patio area and shed. Driveway parking for two vehicles. Double glazing throughout, gas central heating, EPC band D, council tax band F, £3226.78 for 2024-25. Viewing highly recommended.





ACCOMMODATION

Living Room

The dual aspect living room is a good size and has a feature fireplace. The room has French doors that open onto the rear garden. There is a TV point and two radiators with thermostatic valves.

Modern Kitchen-Breakfast Room

The modern kitchen-breakfast room is well equipped with a dishwasher, fridge freezer, washer dryer, induction hob and fan oven. There is a good range of wall and base kitchen cupboards providing plenty of storage, and a breakfast bar.

Utility Room

The utility room has a large fridge freezer, and some cupboards providing useful additional storage.

Reception Room 2/Study

The second reception room has a window that overlooks the front of the property. There is a radiator with thermostatic valve.

Downstairs Cloakroom WC

The downstairs cloakroom WC has a sink, a WC and a radiator.

Master Bedroom

The master bedroom has a double glazed window that overlooks the front of the property. There is a dressing area and some fitted wardrobe cupboards. The room has two radiators with thermostatic valves.

Master Bedroom En Suite

The master bedroom en suite shower room has a walk-in double length shower and separate bath. There is a WC, a pedestal basin with mixer tap and a heated towel rail. The room has a double glazed window and an extractor fan.

Bedroom 2

The second double bedroom has a double glazed window that overlooks the front of the property. There is a radiator and a fitted wardrobe.

Modern Family Bathroom

The modern family bathroom has a full length bath with shower over. There is a WC, a wall mounted basin with storage underneath, a heated towel rail, a shaving point and a wall mounted cabinet with mirror doors. The room has a double glazed window and an extractor fan.

Bedroom 3

The third double bedroom has a double glazed window that overlooks the garden. There is a radiator and a fitted wardrobe.

Bedroom 4

Bedroom four has a double glazed window that overlooks the front of the property. There is a radiator with thermostatic valve.

Integral Garage

The integral single garage has light and power.

Driveway Parking

There is driveway parking at the front of the property for two vehicles.

Rear Garden

The enclosed terraced rear garden is mainly laid to lawn with mature borders. There is a patio area which is ideal for outside entertaining, and a shed.

Location

Pennington Place is a quiet road on the outskirts of Southborough. The popular Southborough C of E Primary School is a five minute drive away. Local shopping is available in Southborough, and both Tunbridge Wells and Tonbridge town centres are 2-3 miles away.

EPC & Council Tax

Energy Performance Certificate band D. Council tax band F, £3226.78 for 2024-25







FLOOR PLAN

Approximate total internal area:
158.26m² (1703.5sqft)

Approximate total internal area inc Garage:
173.11m² (1863.34sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.



Ground Floor

1st Floor

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Bardens Estates Limited
85 High Street, Tunbridge Wells, Kent, TN1 1XP
T: 01892 527317 E: sales@bardensestates.co.uk
www.bardensestates.co.uk