



21 Pennington Place, Southborough, Tunbridge Wells, Kent TN4 0AQ

Price Range: £895,000 - £925,000 Freehold

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Enjoying a large corner plot and set at the head of this popular cul-de-sac is this double fronted, detached house. The property is beautifully presented throughout with a spacious entrance hall and wood-effect flooring which extends across the principal reception rooms. There is a spacious dining room to the front, with a large kitchen / breakfast room to the rear. The through reception room enjoys a double aspect with French doors opening to the garden. There is a downstairs cloakroom and a conservatory. The first floor has four double bedrooms, with the principal bedroom having an en suite, in addition to the family bathroom. There is a brick paved driveway with parking for several cars, plus a double garage with side pedestrian access to the garden. The garden is a particular feature with a wide side garden, together with the rear garden, all laid to lawn.

We recommend an early viewing.

- Cul-De-Sac Location
- Detached Double Fronted
- Double Garage and Driveway
- 24' Through Reception
- Separate Dining Room / Office
- Kitchen / Breakfast Room
- Conservatory
- Downstairs Cloakroom
- 4 Double Bedrooms
- En Suite, plus Bathroom
- Council Tax Band: G







## LOCATION:

Southborough lies just north of Tunbridge Wells with the A26 road passing through it. It is fondly known for its quintessentially English Village Green, home to many a cricket match and a majestic church bordering the green, with woodland walks that connect to the local area.

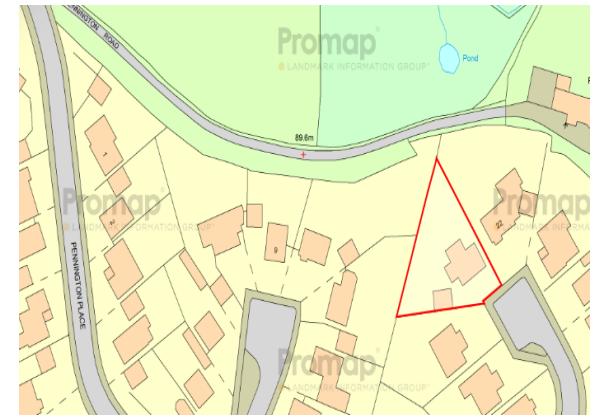
Conveniently located for access to Tonbridge and the A21 which links to the M25 network and south coast.

The Tonbridge schools, which include the grammar schools, are accessible by bus, as well as the Tunbridge Wells schools and facilities.

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages.

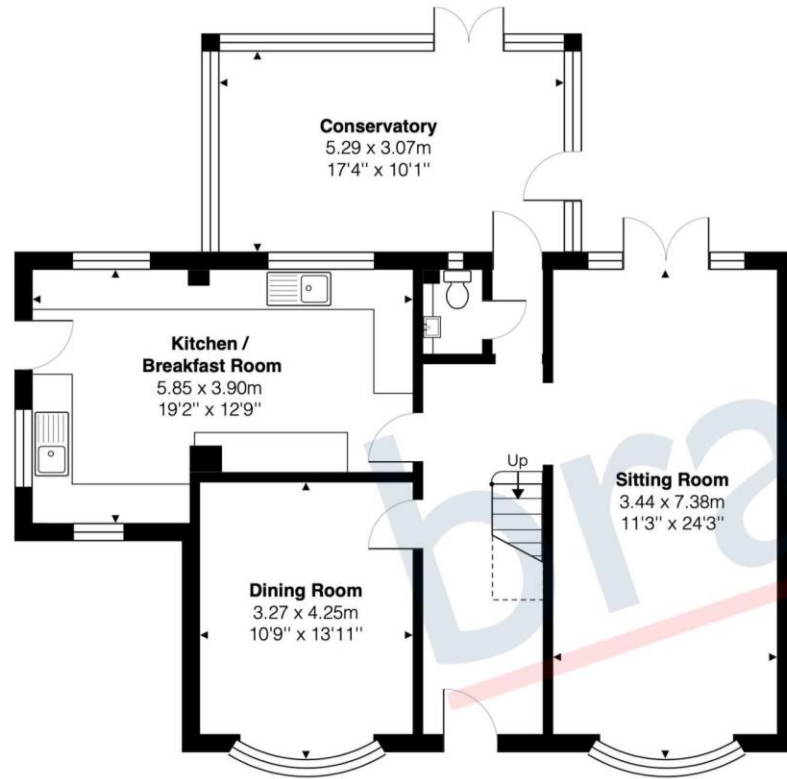
Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area. The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms.

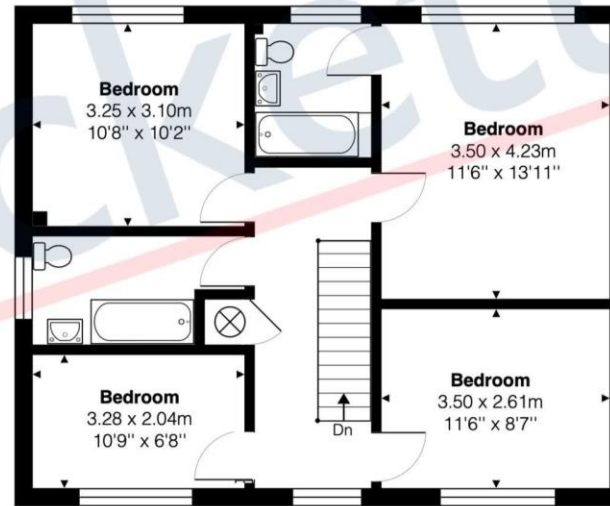


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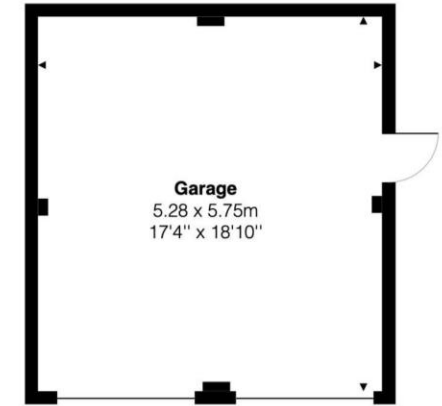
Gross Internal Area Approx 155.1 sq m / 1669 sq ft  
(Excluding Garage)



**Ground Floor**  
Approx 91.9 sq m / 989 sq ft



**First Floor**  
Approx 63.2 sq m / 680 sq ft



**Garage**  
30.4 sq m / 327 sq ft  
(Not Shown In Correct  
Location / Orientation)

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		