



PENNINE WALK
TUNBRIDGE WELLS - GUIDE PRICE £600,000 - £625,000



44 Pennine Walk

Tunbridge Wells, TN2 3NW

Entrance Hallway - Cloakroom - Open Plan Kitchen/Dining Area - Lounge - Conservatory With Double Glazed Sliding Doors To Garden - First Floor Landing - Bedroom With En-Suite Shower Room - Two Further Bedrooms - Contemporary Bathroom - Front Garden - Rear Garden - Garage & Off Road Parking

A good sized three bedroom detached family home occupying a corner plot in this popular and peaceful development in the St James's quarter of Tunbridge Wells. The house has been the beneficiary of an extensive modernisation programme in recent years including roof works, a new gas boiler in 2024, the instillation of a number of new windows, the addition of an en-suite facility and the opening up, re-modelling and fitting of a new kitchen/dining area. The house also enjoys a spacious principal lounge with a recently fitted conservatory. There are three good sized bedrooms. The gardens are essentially low maintenance and certainly larger than many of the nearby neighbours, as is the house itself. The property also includes a single garage approached via a shared driveway to the rear. A glance at the photographs will give an indication as to the sheer quality of this proposition and we do encourage all parties to make an immediate appointment to view.

Access is via a solid door with four inset opaque glass panels leading to:

ENTRANCE HALLWAY:

Wood effect 'Karndean' flooring, stairs to the first floor, radiator, partially glazed double glazed door to the rear with inset cat flap, wall mounted thermostatic control. Doors leading to:

CLOAKROOM:

Low level WC, wall mounted wash hand basin with tiled splashback and mixer tap over, tiled floor, areas of fitted shelving, areas of wooden panelling. Opaque double glazed sash window to side with fitted roller blind.

OPEN PLAN KITCHEN/DINING AREA:

An attractive, contemporary styled kitchen with wall and base units and quartz work surface. Breakfast bar area with space for two people. Inset Butler sink with mixer tap over. Inset four ring 'Bosch' induction hob with feature metro style tiled splashback with extractor hood over, integrated electric oven. Integrated dishwasher, fridge and freezer. Washing machine. Good space for a dining table and chairs. Feature tiled floor, radiator.



Door to an understairs cupboard with good general storage and areas of fitted shelving, two doors to a further understairs storage space with good areas of fitted shelving, inset spotlights to the ceiling. Feature shallow bay window comprised of four sets of double glazed Georgian style windows. Georgian style double glazed windows to the front with fitted roller blind.

LOUNGE:

Of a good size and with ample room for lounge furniture and entertaining. Wood effect 'Karndean' flooring, two radiators, areas of attractive fitted shelves and further fitted cupboards. Shallow bay window to the rear comprised of five sets of Georgian style double glazed windows. Partially glazed door leading to:

CONSERVATORY:

Comprised of double glazed panel construction with sliding double glazed doors to the rear garden, wood effect 'Karndean' flooring and areas of fitted shelving.

FIRST FLOOR LANDING:

Carpeted, loft access hatch, areas of fitted bookshelves. Fitted cupboard with generous storage space and an inset 'Worcester' boiler. Doors leading to:

BEDROOM:

Recently fitted carpets, radiator. Good space for a double bed and associated bedroom furniture. Fitted cupboard with good general storage space, fitted shelving and coat rails. Georgian style double glazed windows to the front.

BEDROOM:

Recently fitted carpets, radiator. Space for bed and associated bedroom furniture. Georgian style double glazed window to the front.

BATHROOM:

Of a contemporary style comprising panelled bath with shower screen over and 'Mira' electric single head shower above, low level WC, pedestal wash hand basin with taps over. Feature tiled floor, tiled walls, radiator, wall mounted mirror fronted cabinet, wall mounted mirror, electric shaver point/light. Opaque Georgian style double glazed windows to the side.

BEDROOM:

Recently fitted carpets, radiator. Good space for a large bed and associated bedroom furniture. Door to a higher level storage space, wall mounted thermostatic control. Georgian style double glazed sash windows to the rear. Door leading to:

EN-SUITE SHOWER ROOM:

Corner shower cubicle comprised of sliding glass screen with metro style tiling and single shower head. Pedestal wash hand basin with tiled splashback, low level WC. Tiled floor, radiator, mirror fronted cabinet, extractor fan. Georgian style double glazed windows to the rear.

OUTSIDE FRONT:

There is a paved path leading from Pennine Walk up steps to the front door. There are well maintained front gardens principally set to shrubs with further areas of low maintenance stone chipping. Gate returning to the rear garden.



OUTSIDE REAR:

The rear garden is well planted and essentially a lower maintenance, mature space accessible from both the entrance hallway and recently constructed conservatory and includes good areas of gravel and paving stones with ample space for garden furniture and entertaining and numerous well stocked mature beds with a combination of specimen shrubs and smaller trees. The property has wooden retaining fencing and a rear gate, further areas of raised shrub beds adjacent to the wooden fencing and a smaller lawn area adjacent to the rear entry gate with steps leading to a garage with off road parking beyond as well as a detached wooden shed.

SITUATION:

The property is located on Pennine Walk in the St James's quarter of Tunbridge Wells, an especially family friendly location. The area is particularly quiet given access to the front of the property is by foot, approximately 30 metres along a walkway and is some distance from any busy roads. There is, of course, vehicular access to the rear. The property is approximately 1.2 miles to High Brooms station and 1.5 miles to Tunbridge Wells station, each offering fast and frequent services to both London termini and the south coast. There is also good access to St James's Church and the well regarded St James's Primary School. The town centre is a little over half a mile distant with its wide range of multiple retailers primarily in the Royal Victoria Place shopping centre and a further range of independent retailers, restaurants and bars between Mount Pleasant and the Pantiles and along Camden Road. The town has two theatres, a number of sports and social clubs and numerous attractive parks and open spaces.

TENURE: Freehold

COUNCIL TAX BAND: E

VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

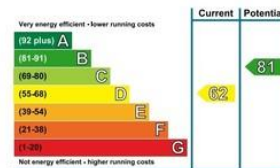


23 High Street, Tunbridge Wells,
Kent, TN1 1UT
Tel: 01892 511211

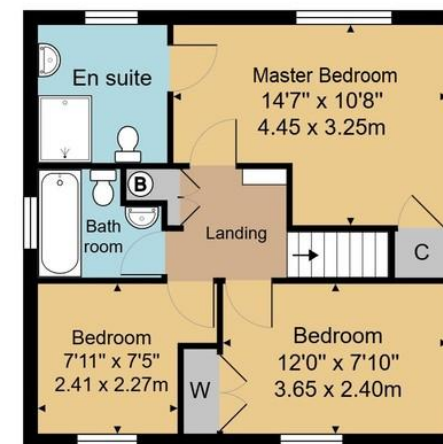
Email: tunbridgewells@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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Ground Floor



First Floor

House Approx. Gross Internal Area 1047 sq. ft / 97.2 sq. m
Garage Approx. Gross Internal Area 137 sq. ft / 12.7 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.