17 Pennine Walk
Tunbridge Wells, Kent

Green Lizard
SUCCESSFULLY SELLING HOMES

A well-presented family home, with parking and garage, good-sized landscaped garden with westerly aspect, and situated in a quiet position in the favoured St James' area and within easy reach of the town centre and station.

Guide price £475,000 - £495,000 Freehold

Situation:

Pennine Walk is situated in a popular and convenient residential area of Tunbridge Wells, which is much sought after for its close proximity to the town centre, station and St. James' primary school.
Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley Parks. There are also a number of highly regarded state and independent schools in the area including grammar schools for both girls and boys.
For the commuter, both High Brooms and Tunbridge Wells have mainline stations serving London Bridge, Charing Cross and Cannon Street in under the hour and the A21 is also within easy reach and links with the M25.

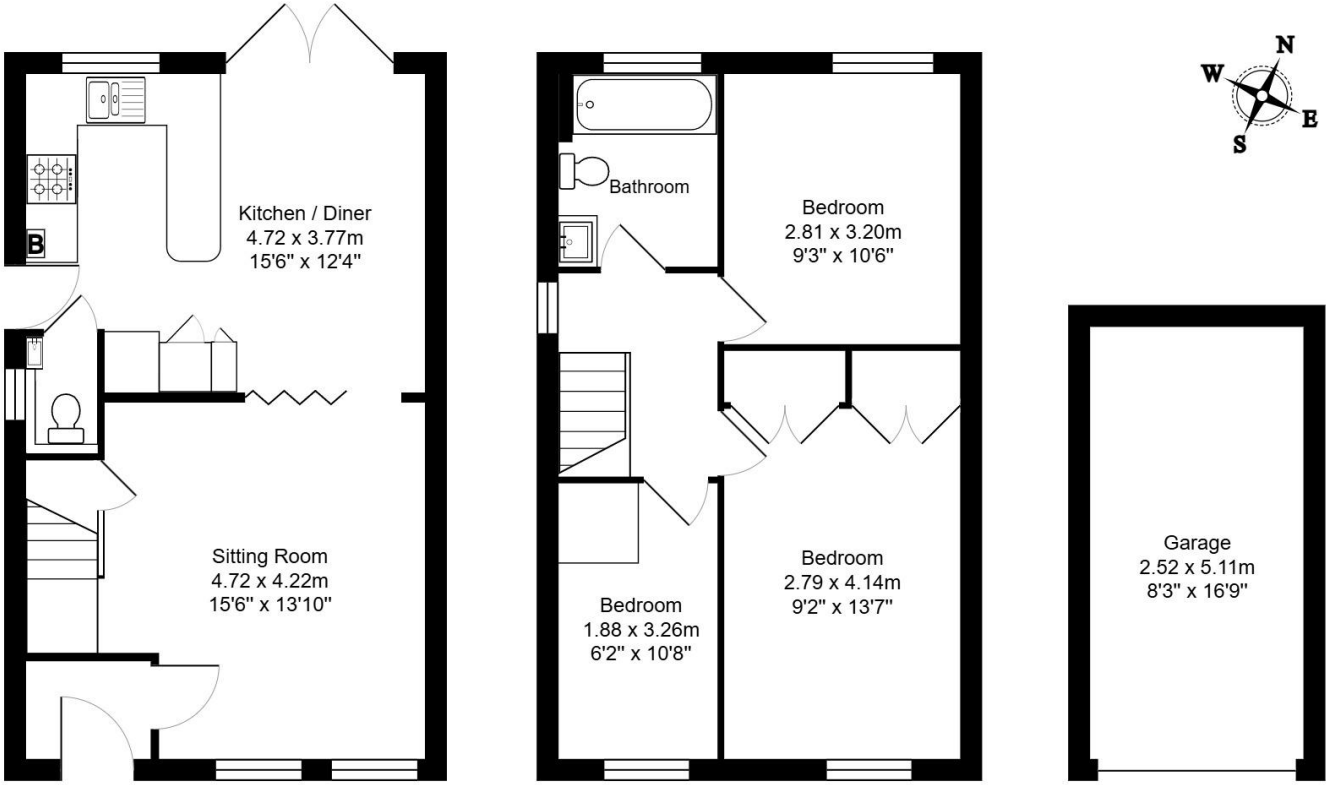
Description:

This well-presented Georgian style semi-detached house with attractive external elevations of brick beneath a tiled roof, and enjoys a quiet, tucked away position.
The accommodation includes, on the ground floor; an entrance hall with adjacent double cupboard with hanging hooks for coats and storing shoes; a well-proportioned sitting room with attractive laminate flooring; an updated, spacious, and contemporary kitchen/breakfast room with a wide range of shaker style wall and base units, complementary oak work surfaces, breakfast bar, stainless steel one and a half bowl sink and drainer with mixer tap over, integrated appliances including a Bosch 4 ring hob and extractor, Bosch oven, dishwasher, full size fridge and freezer, and washing machine. There is plenty of room for a dining table, and French doors provide access to the secluded garden. Adjacent to this room is a downstairs w/c with low level w/c and basin with mixer tap over.
On the first floor is a landing and three bedrooms, with two good-sized double bedrooms with the spacious principal (extending to almost 14ft) having twin fitted wardrobes, and a third bedroom currently being used as a study. Also located on this floor is a family bathroom featuring a panelled bath with both rain shower over and separate shower attachment, low level w/c, basin with mixer tap over and storage beneath, heated towel rail, with the room being complemented by attractive gloss white wall tiles.
To the front is a garden mainly laid to lawn, and to the rear is a good-sized and secluded landscaped garden with westerly aspect mainly laid to lawn, and a large porcelain paved patio perfect for outdoor entertaining.

The property also benefits from a garage en bloc and parking.

Services: Mains water and electricity, gas-fired central heating
Local Authority: Tunbridge Wells Borough Council (01892) 526121
Current EPC Rating: D
Postcode: TN2 3NN

01892 619888 www.greenlizardhomes.co.uk
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week
15 Crescent Road, Tunbridge Wells, Kent TN1 2LU email: info@greenlizardhomes.co.uk



Ground Floor
Area: 38.3 m² ... 412 ft²

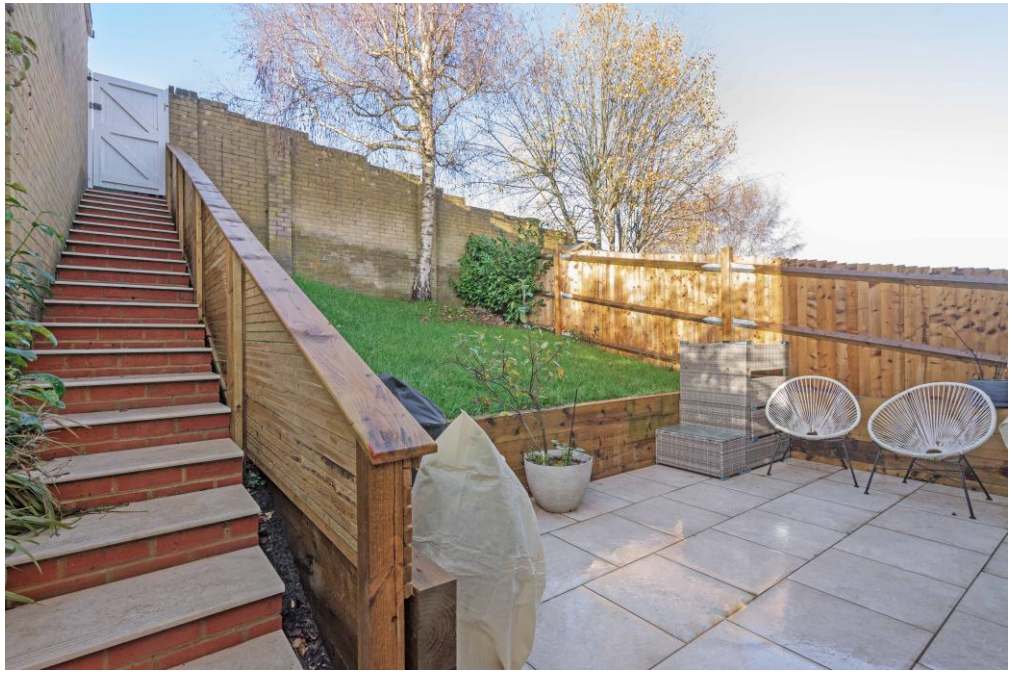
First Floor
Area: 38.5 m² ... 415 ft²

Garage
Area: 12.9 m² ... 139 ft²

Total Area: 89.7 m² ... 966 ft²

All measurements are approximate and for display purposes only.

Important notice:
These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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