



51 Pennington Place, Tunbridge Wells, Kent, TN4 0AQ

Jack Charles

Guide Price: £750,000

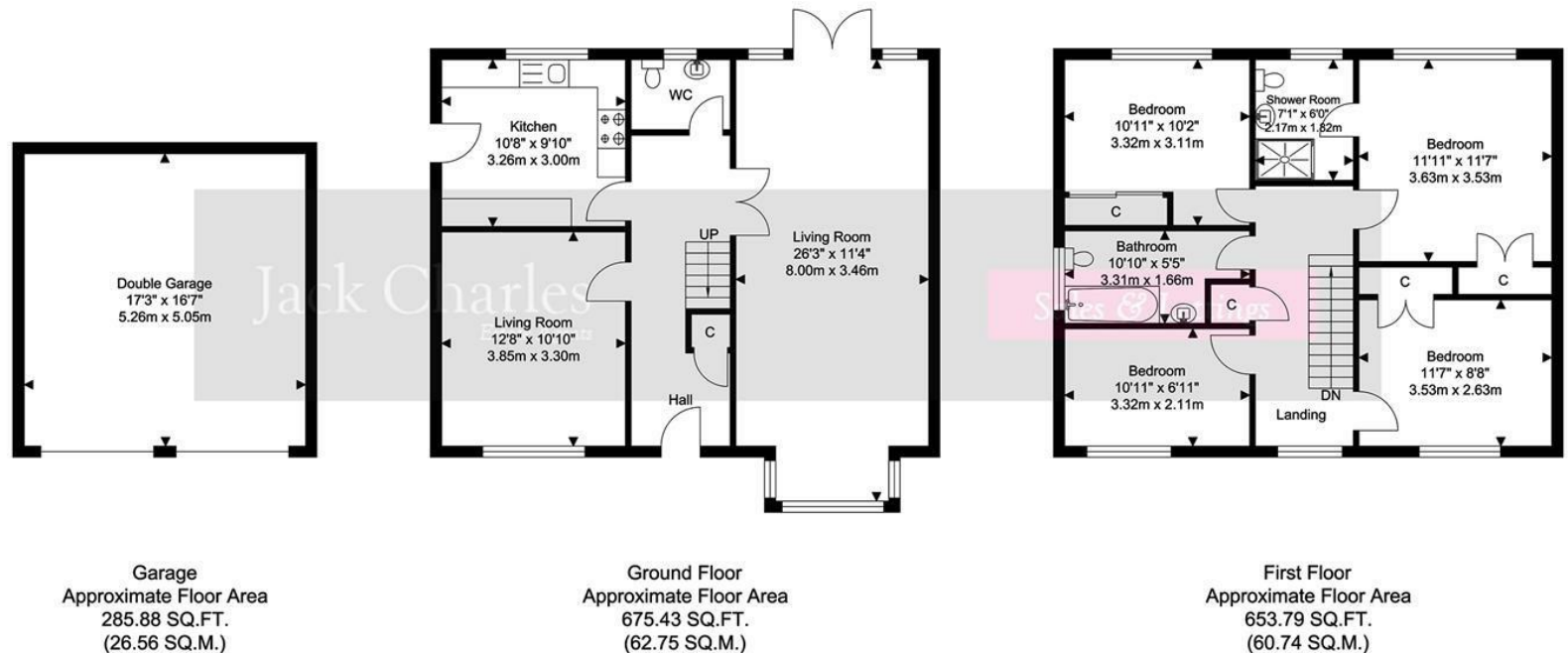
Jack Charles
Estate Agents

Sales & Lettings

51 Pennington Place, Tunbridge
Wells, Kent, TN4 0AQ

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Detached House
- Privately Positioned
- Four Bedrooms
- Large Dual Aspect Reception Room
- Large Private Garden
- Driveway & Double Garage
- Adjoining Open Farmland
- Close To Local Shops & Schooling
- Early Viewings Are Encouraged



TOTAL APPROX FLOOR AREA 1615.12 SQ.FT. (150.05 SQ. M.)
For Identification Purposes Only.



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To Be Sold

Jack Charles welcome to the market this elevated and privately positioned detached home with a verdant outlook to the front. The property is found with the beginning of this delightful road which adjoins open farmland and woodland walks on its doorstep which makes the position of this property extremely appealing. In principle the accommodation offers entrance hall, cloakroom w.c, a large double aspect bay fronted reception room and formal dining room both enjoying a lovely outlook. In addition a fitted kitchen offers views onto the rear garden and stairs rise from the hallway to the first floor landing enjoying more elevated verdant views with in turn doors leading through to four well appointed bedrooms with the principal bedroom enjoying en-suite and this floor serviced by a bathroom w.c. Externally the property offers a bold frontage with generous lawn and driveway to the side which leads to a double garage. The rear garden is a particular feature and enjoys a private outlook and sunlight throughout the day. As instructed sole agents we encourage viewings from this well placed family home set within a highly desirable location.

Southborough Location

The house is situated within an attractive residential area on the outskirts of Southborough close to woodland and countryside. It is ideally located for local amenities including independent shops, pubs and restaurants including the highly regarded, Tallow. Southborough C of E Primary School and pre-school nurseries are also within easy reach. The ever-popular Royal Spa town of Tunbridge Wells is about 2.5 miles away with a mainline station, a range of shopping facilities, excellent schools including grammar schools for girls and boys and recreational amenities including a sports centre, cinema complex, theatres, golf courses and numerous restaurants. Tonbridge main line station is about 2 miles away and there are good road links via the A21 for a direct route to the M25 national motorway network, the South Coast and the Channel Tunnel.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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







