

23 Pennington Place, Southborough





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Fantastic 4-Bedroom Family Home in Peaceful Cul-De-Sac

Accommodation Summary

- Detached house
- 4 bedrooms, 1 en-suite
- Living/dining room
 - Kitchen
- Conservatory
 - Study
- Bathroom
- Double garage and driveway for 3 cars
 - Pretty garden
- Sought after village location



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Loved by the same family since it was built in the 1980s, this home sits on a tranquil cul-de-sac and offers space and light in abundance.

It has open farmland and woodland walks on its doorstep so that you can enjoy a relaxed family life, but also benefits from excellent schools and superb transport links nearby.

A neat lawn area and driveway for three cars fronts this home's smart red brick exterior. Double garages sit neatly to the side.

A covered entrance door opens into the entrance hallway, with a useful guest cloakroom and under stair storage cupboard.

On the left is the living room flooded with light from its front aspect window. It's brick enclosed fireplace adds character and warmth and there is plenty of space for large family sofas to curl up in at the end of a long day.

To the rear is the dining room, conveniently placed next to the kitchen, with glazed doors opening into the sunny conservatory, it's wrap around windows bringing in glorious garden views. A door to the side gives access to the sit on balcony that stretches behind the kitchen to the side.

The kitchen is spacious with white units contrasting with grey counter tops housing fitted appliances. It is a bright space with a sink cleverly placed under one of its windows and a door giving rear garden and garage access.

A home office sits behind the kitchen.

Climbing the stairs to the first floor, there are four bright bedrooms, all of which are generous doubles with large windows.

The master bedroom benefits from fitted wardrobes and an en-suite shower room.

A family bathroom with shower over the bath completes the first floor.





The home's garden with its gently sloping lawn, has a greenhouse and a brick storage room under the house. It is a pretty and well-tended garden with a colourful array of a variety of stocked flower beds and perimeter shrubs and hedging. The garages can be accessed via a pedestrian door to the rear as well as up and over doors to the front.

This home's location presents a perfect dynamic of excellent schools, superb transport links and a stunning rural back drop. It is the perfect home for a young family. A must see!

General:

Tenure: Freehold

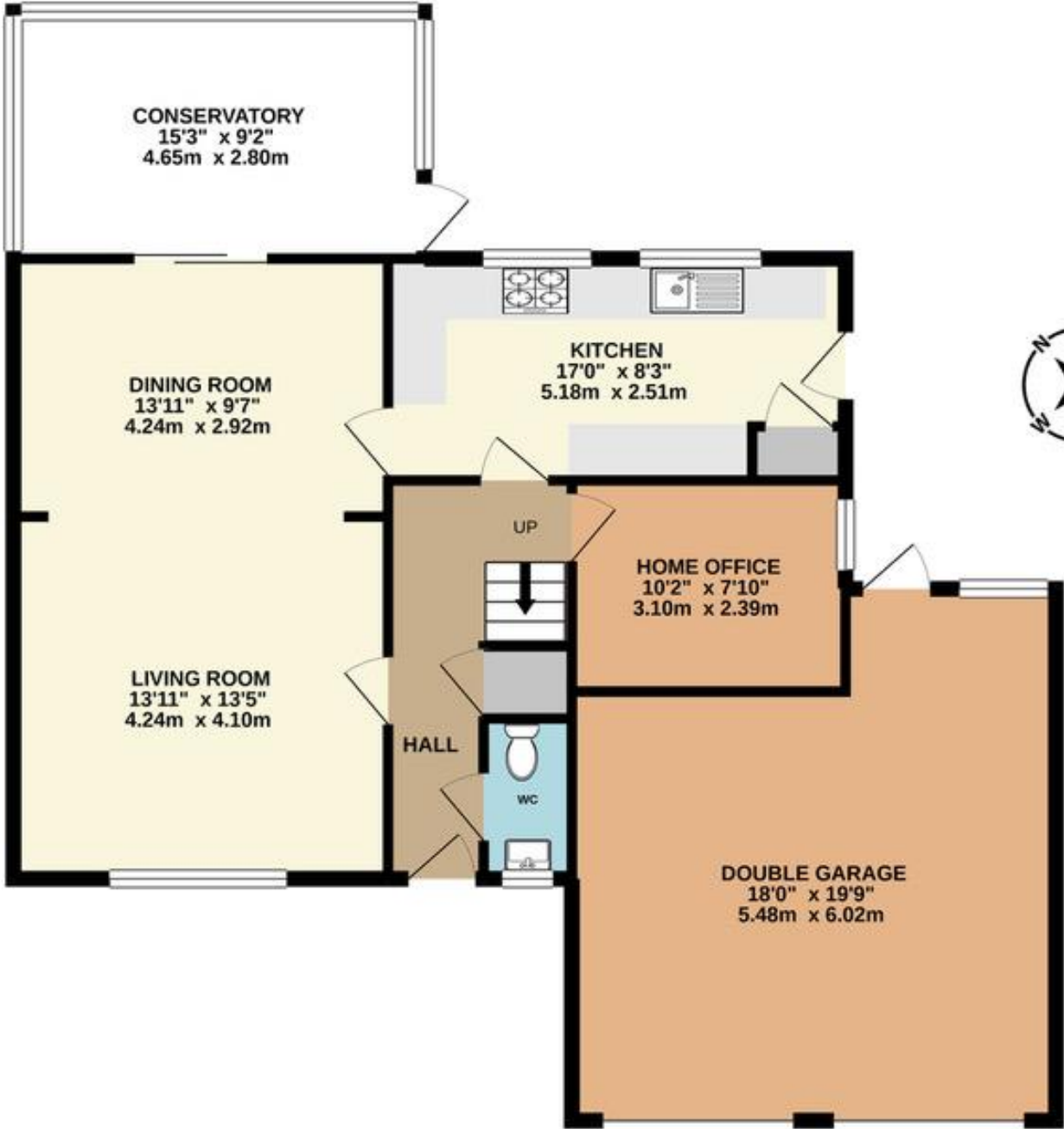
Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,709.00)

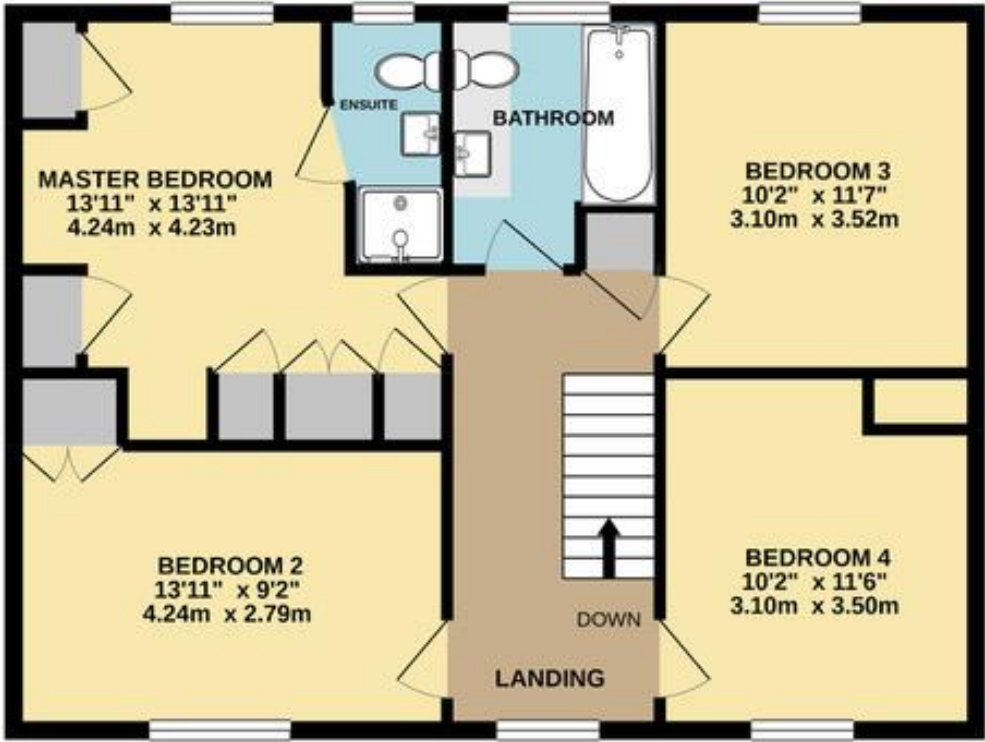
EPC: D (68)



GROUND FLOOR
1096 sq.ft. (101.9 sq.m.) approx.



1ST FLOOR
711 sq.ft. (66.1 sq.m.) approx.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 Plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	78
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 Plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
61	72
England & Wales	
EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1808 sq.ft. (167.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Information: Southborough, Tunbridge Wells

Southborough lies just a couple of miles north outside the historic spa town of Tunbridge Wells with its big retail names and its Georgian colonnade, the Pantiles, offering a vibrant café culture.

It also sits just south of Tonbridge, with the A26 passing through it offering easy access to the A21 which leads to the M25.

Southborough Common, situated towards Pennington Place's end of

