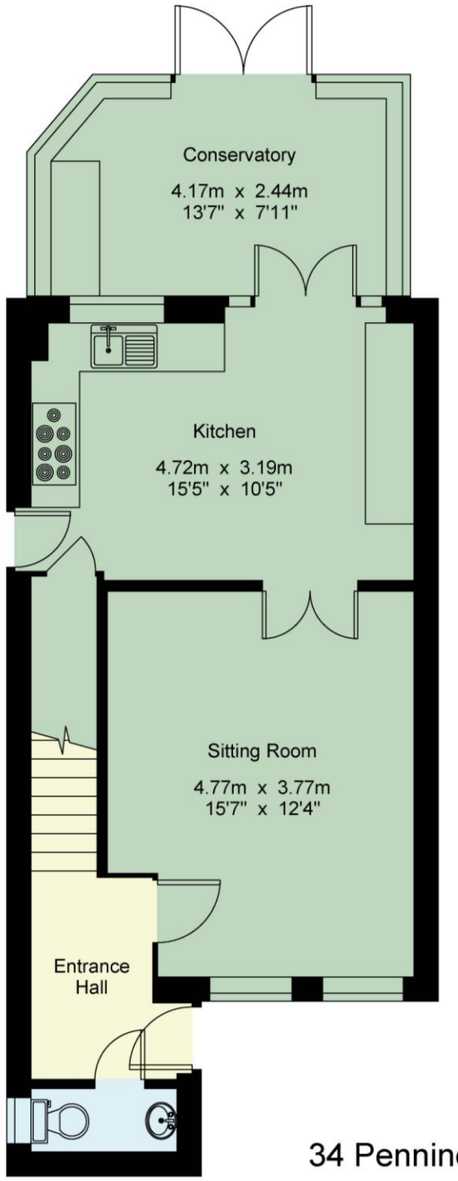
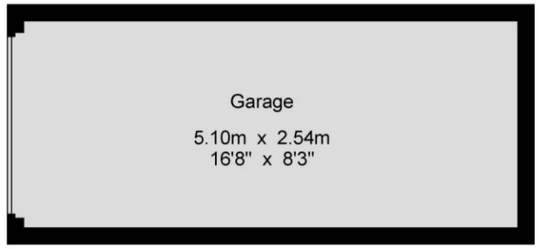
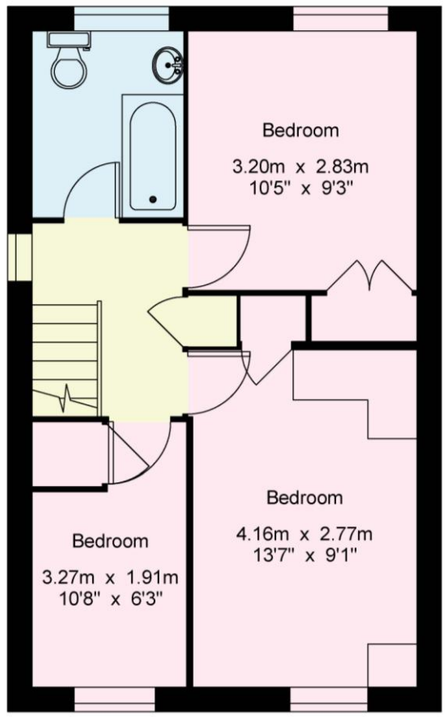


Ground Floor



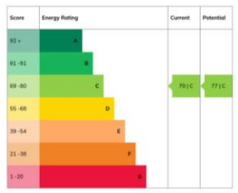


First Floor

34 Pennine Walk

House - Gross Internal Area : 92.2 sq.m (992 sq.ft.)
Garage - Gross Internal Area : 15.8 sq.m (170 sq.ft.)

N



SUMNER PRIDHAM

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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



34 Pennine Walk

Tunbridge Wells, TN2 3NW

SUMNER PRIDHAM

A remodelled and extended 3 bedroom family house presented in excellent order throughout, quietly located in a popular residential area away from busy roads yet within walking distance to St James' Primary School and mainline station.

Hall, Cloakroom, Sitting Room, fitted Kitchen, Conservatory/Dining Room, 3 Bedrooms, Bathroom, Gas Fired Central Heating, Double Glazed Windows, Front and Rear Gardens with side access, Garage.

Guide price £495,000 Freehold





34 Pennine Walk, Tunbridge Wells, TN2 3NW







Property Description

- A significantly improved and beautifully presented semi-detached family house.
- The remodelled and extended accommodation now includes well fitted kitchen, attractive conservatory dining room with access out to an enclosed garden plus the useful addition of a ground floor cloakroom.
- Brand new consumer unit with relevant EICR certification.
- Quiet and well established residential location away from busy roads.
- Walking distance to St. James Primary School, town centre and approximately 20 minutes from the mainline station.
- Double glazed front door leads into attractive hall with limestone tiled floor, and modern radiator.
- Cloakroom with tiled floor and walls, modern suite of low level WC, washbasin and double radiator.
- Sitting room features a pair of multipaned windows to the front overlooking charming, landscaped garden, ceiling lights and a pair of multipaned bevelled glass doors lead into the kitchen.
- The remodelled and stylishly fitted kitchen comprises of solid light coloured quartz worksurfaces with 'shark nose' edging and upstand arranged over 3 walls with an inset sink and drainer beneath window looking into the conservatory/dining room.
- A comprehensive range of quality soft closing cupboards and a full width bank of box drawers with inset cutlery drawer and matching wall mounted cupboards.









- Designated space for range cooker with fitted extractor, space for upright fridge/freezer and plumbing for dishwasher and washing machine, walk in cupboard also housing Worcester gas fired boiler providing central heating and domestic hot water.
- Kitchen is fitted with a Karndean floor and has a door to the side giving access to both front and rear gardens.
- Conservatory/Dining Room was constructed in 2010 with central heating double radiator for all year round use with a pair of doors leading out into the garden promoting in and out living during the season.
- Staircase from the hall leads to a first floor landing with panelled doors to all rooms including a useful shelved cupboard and access to roof space.
- Double bedroom 1 with a range of quality fitted bedroom furniture providing excellent storage and hanging space with matching bedside cabinets and display shelves additional built shelved cupboard and open outlook to the front.
- Double bedroom 2 with window to the rear, built in double wardrobe cupboard.
- Bedroom 3 has a pleasing outlook the front and has a built in shelved/wardrobe cupboard.
- Bathroom comprising of modern suite of panelled bath with separate shower above, tiled walls pedestal washbasin, low level WC, radiator/towel rail and window overlooking the rear.

Outside

- One of the features of this property is its quiet location and established setting.
- To the front is a landscaped garden, gravelled with shrub insets, path leading to both the front door and side gate.
- The brick paved path continues down the side of the property where there is access into the kitchen and beyond to the rear garden which has also been landscaped and has access out through the conservatory with suitable areas for outside dining with mature shrub borders and a high degree of privacy.
- There is outside lighting to the front and rear and an outside water tap.
- A gate at the far end of the garden gives access to lockup garages with number 34 having a white up and over door third on the left with gate behind you.

Location

- St. James Primary is 0.5 miles away, Marks and Spencer is 1 mile and the mainline and High Brooms stations are both 1.4 miles distant.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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