

15 Crendon Park, Southborough





15 Crendon Park, Southborough TN4 0BE

Bright and Immaculate 3-Bedroom Family Home

Accommodation Summary

- Beautiful semi-detached house
 - 3 bedrooms
 - 2 reception rooms
 - Stylish kitchen
 - Modern bathroom
 - Pretty rear garden
 - Potential to extend
- Sought after location
- Close to mainline station



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Set in a quiet and friendly cul de sac, a short walk from local shops, excellent schools and superb transport links this fabulous home backs onto open playing fields, making it ideal for kids.

With its striking steeply pitched roof and pretty front garden this home's handsome exterior provides plenty of kerb appeal.

A smart front door welcomes you into a light and airy hall with two useful storage cupboards with room for coats and shoes to keep the space clutter free.

To the left light pours into the spacious reception room through its large window overlooking the calm residential street. It has plenty of room for deep sofas to curl up in, in front of the gas fire.

Next door the dining room with its open hearth and views over the garden framed by French doors which can lie open on lazy summer days, offers a perfect dining experience.

An open arch leads you into the well-equipped kitchen enabling you to chat to friends and family as you prepare dinner. Plenty of light beech units topped with wooden work surfaces are separated by room for appliances whilst a glazed door leads out to the garden.

Climbing the stairs to the first floor there are three bedrooms, two large doubles, and a stylish and contemporary family bathroom completing the floor.

The large sunny rear garden has been cleverly designed to offer a high level of privacy with a paved terrace and decked area perfect for alfresco dining and entertaining and a large lawned area for the kids to play happily on.

This fabulous home is a short walk from first class grammar schools and the mainline station making it perfect for families with professional needs.

It is also immaculate meaning you can move straight in and enjoy it. A must see!





Covered part opaque glazed entrance door, which opens to:

Entrance hall which has an opaque front aspect window, under stairs storage cupboards, one with shelving and a rear aspect opaque window, radiator and doors to:

Living room: 13' x 12'3" front aspect double glazed window with views of the front garden and street beyond, fireplace with inset gas fire with wooden mantle and marble hearth and radiator.

Dining Room: 12'9 x 10'9" rear aspect double glazed French windows with windows above, opening in fireplace with tiled hearth, fitted alcove floor to ceiling cabinet with internal shelving, radiator and opening to:

Kitchen: 9'9 x 7'4" rear aspect glazed door onto terrace, rear aspect windows, wooden effect laminate flooring, integrated electric double oven, 5 ring gas hob, stainless steel extractor fan, 1 ½ bowl stainless sink with mixer tap over, space for fridge/freezer and space and plumbing for washing machine. The kitchen has plenty of worktop space and a good selection of eye and base level units.

Stairs up to first floor landing with side aspect opaque window, ceiling hatch access to loft with drop down ladder and doors to:

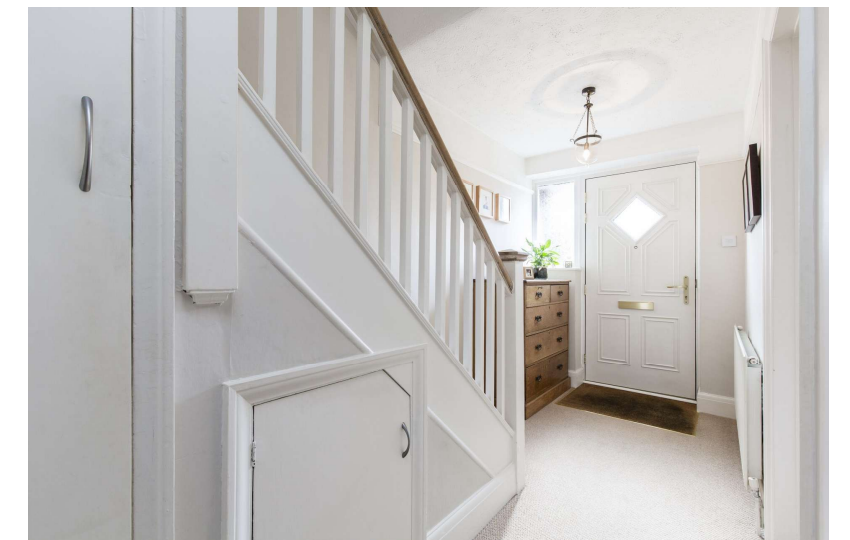
Bathroom: 7'7 x 6'7" side and front aspect opaque windows, panel enclosed bath with Tritan wall mounted shower over and storage cupboard under, pedestal wash basin, part tiled walls, low level WC, wooden effect laminate flooring, part wooden paneled walls and radiator.

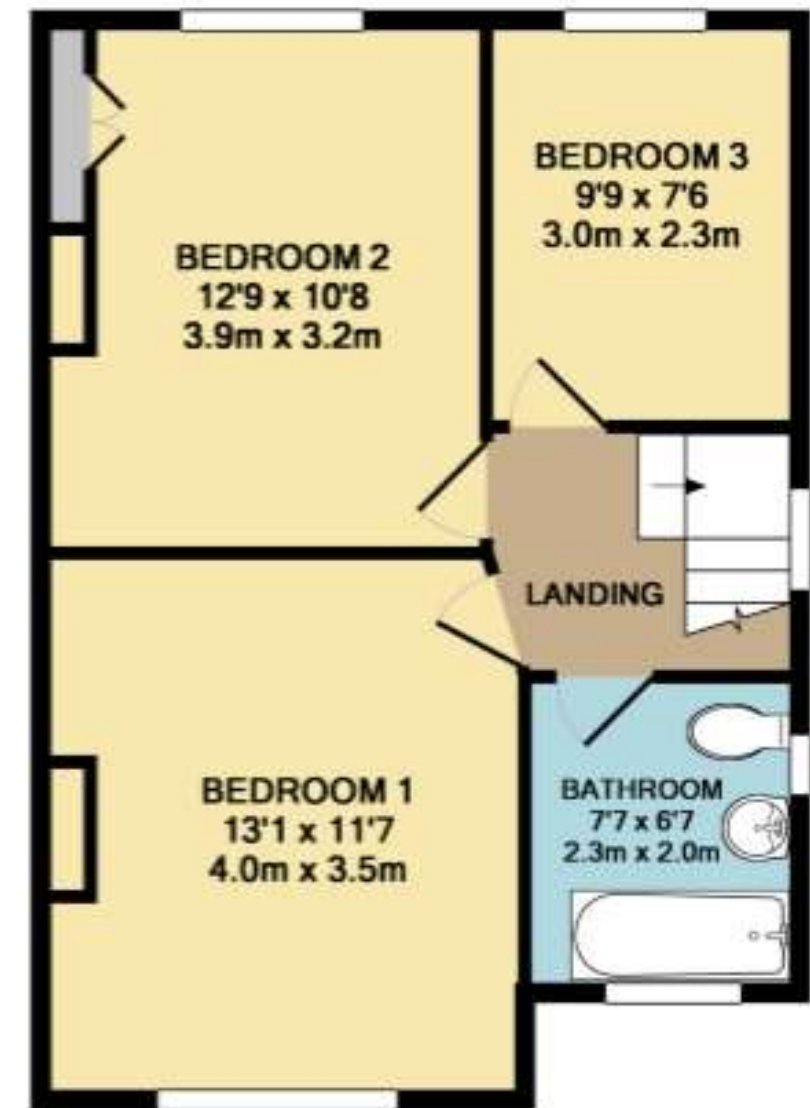
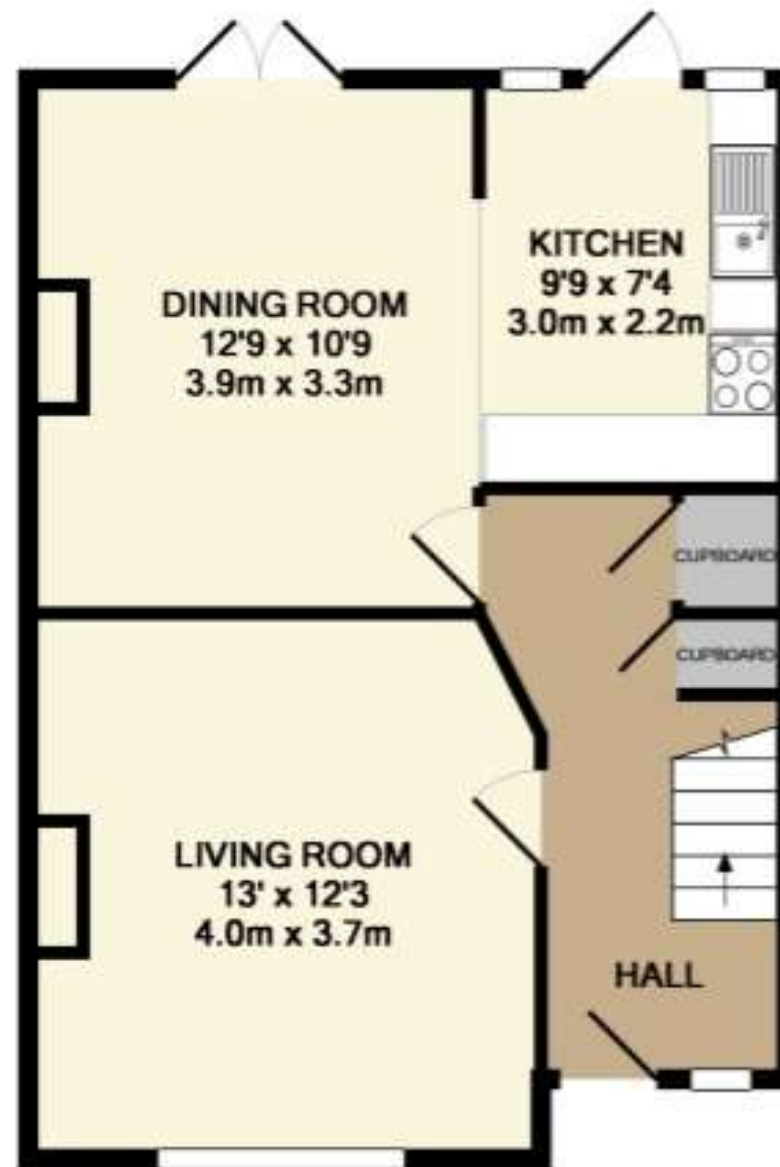
Bedroom 1: 13'1 x 11'7" front aspect double glazed window with views of the street, opening in fireplace with tiled hearth and radiator.

Bedroom 2: 12'9 x 10'8" rear aspect double glazed window with views of the garden, fitted alcove cupboard housing the water cylinder with shelving for linen and radiator.

Bedroom 3: 9'9 x 7'6" rear aspect window overlooking the garden and radiator.

Outside: To the front of the property is a line of low privet hedges fronting an area of lawn with mature shrubs and an iron gate opening to a pathway leading to a tiled step. To the rear is a garden approximately 70 ft, laid mainly to lawn with a paved terrace area, a graveled area, a decked area, two sheds and mature hedging, trees, plants and shrubs. There is side access to the front of the property.



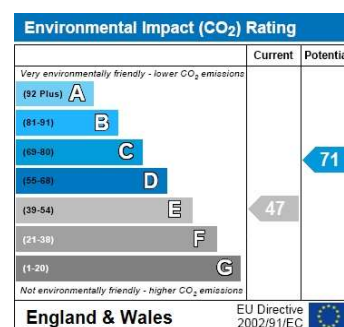
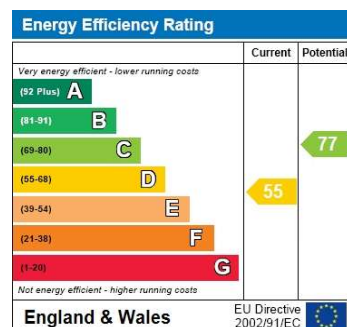


GROUND FLOOR
APPROX. FLOOR
AREA 456 SQ.FT.
(42.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 450 SQ.FT.
(41.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 906 SQ.FT. (84.2 SQ.M.)





General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,630)

EPC: D (55)

Area Information: Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. Southborough sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25. Southborough Common, situated towards the Tonbridge end of the town, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club. If you're a runner or casual walker, the woodland area of the Southborough Common is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peters church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. Secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Crendon Park is also within the catchment areas for the main highly regarded and sought after Tunbridge Wells Grammar Schools and St Mathews Primary School. Tunbridge Wells is just over a mile away with big retail names. The nearest mainline station to Southborough is at High Brooms, about a mile away, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is only 2.5 miles away and with two lines passing through it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40 minute journeys. The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.





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