

12 Crendon Park, Southborough TN4 0BE







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*Stylish Immaculate 3-Bedroom Family Home*

## Accommodation Summary

- Semi-detached house
  - 3 bedrooms
  - 2 reception rooms
- Extended kitchen/dining room
  - Separate utility room
    - Shower room
  - Modern bathroom
  - Pretty rear garden
- Sought after location
- Close to mainline station



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This fabulous home is set in a quiet and friendly cul-de-sac, a short walk from local shops, excellent schools, superb transport links and open playing fields, making it ideal for kids.

Delightfully deceptive, in the best possible ways, this renovated family home has been substantially improved by the current owners and finished to a high standard with unique contemporary accents.

The entrance door opens into a welcoming hallway with the ground floor having been extended and modernised throughout to create the perfect family lifestyle that you could move straight in and enjoy.

First on the left is the family room, its front aspect window flooding the room with light. It is currently used as a children's play room but could double as a home office or alternatively the rear glass doors could lie open extending it into the living space behind.

The living room is a generous size making it big enough for furniture and large family sofas to relax in at the end of long busy days.

Straight ahead is the dining room with bi-fold glazed doors bringing views of the garden in as you dine.

Opening to the right, the well-designed kitchen with its glossy aqua cabinets, integrated appliances and breakfast bar make this a fantastic space for family living.

A separate useful utility room and modern shower room complete the ground floor.

Climbing the stairs to the first floor there are three bedrooms, two of which are generous doubles, which all have large windows bringing in lots of natural light.

The family bathroom is on the right with its modern white suite, shower over bath and heated towel rail to complete the luxury feel.

Outside to the rear is an enclosed garden with a lawned area for the kids to play happily on and paved terracing, perfect for relaxing in the summer months. It also benefits from front street access and a large wooden shed with plenty of space for storage.

The design, light and space of this immaculate home make it perfect for modern family living. A must see!

Covered part opaque glazed entrance door, which opens to:

Entrance hall which has a front aspect opaque window, under stairs storage cupboard, radiator and doors to:

**Family Room:** 10'11 x 10'6 front aspect double glazed window with views of the front garden and street beyond, radiator and glazed sliding doors into:







**Living Room:** 13'10 x 11'5 brick enclosed focal fireplace with tiled hearth, radiator and opening to:

**Kitchen/Dining Room:** 19'9 x 12' rear aspect bi-fold doors onto terrace, rear aspect double glazed window, Velux ceiling windows, tiled flooring with underfloor heating, space for large range oven, stainless steel extractor fan, stainless sink with mixer tap over, integrated fridge/freezer and integrated dishwasher. The kitchen has plenty of worktop space, a good selection of eye and base level units and a breakfast bar with space for three bar stools.

**Utility Room:** side aspect double glazed window, tiled flooring, stainless steel sink with mixer tap, eye and base level cupboards, space and plumbing for washing machine and door into:

**Shower Room:** tiled flooring, corner shower cubicle with wall mounted shower, pedestal wash hand basin with mixer tap, low level WC and cupboards housing Worcester combination boiler and providing additional storage.

Stairs up to first floor landing with airing cupboard housing water cylinder, ceiling hatch access to loft with drop down ladder and doors to:

**Bathroom:** side aspect opaque double glazed windows, panel enclosed bath with wall mounted shower over, pedestal wash hand basin with mixer tap over, part tiled walls, low level WC, tiled walls and flooring and heated towel rail.

**Bedroom 1:** 12'1 x 10'6 front aspect double glazed window with views of the street, wall of fitted wardrobes, part mirrored, with hanging rails and shelving and radiator.

**Bedroom 2:** 10'6 x 10'3 rear aspect double glazed window with views of the garden and radiator.

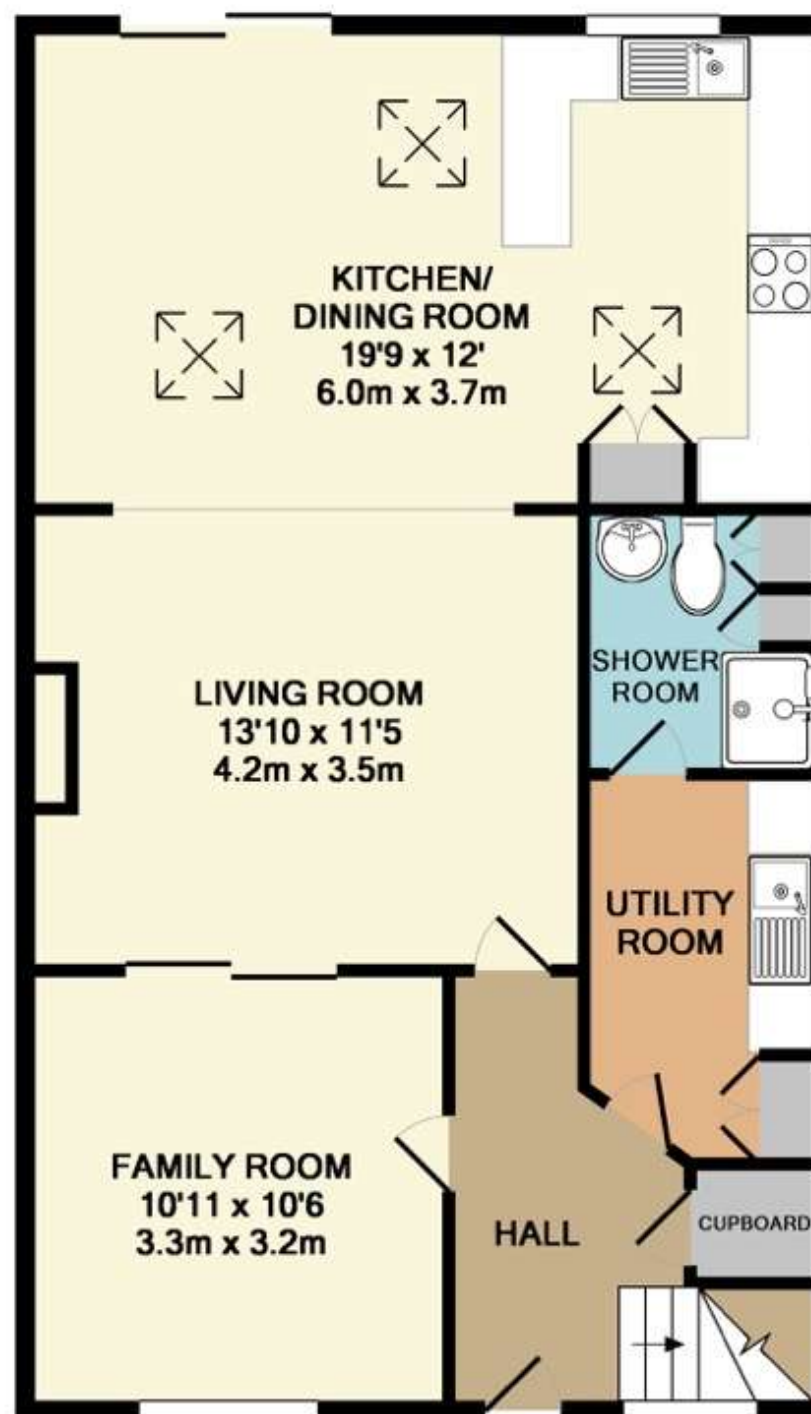
**Bedroom 3:** 9'3 x 7'8 rear aspect double glazed window overlooking the garden and radiator.

**Outside:** To the front of the property is a low painted brick wall with iron gate opening onto a paved terrace with mature shrubs to the left perimeter and rear garden access to the side through an iron gate. To the rear is a south facing garden laid mainly to lawn with a paved terrace area to the rear of the house and a paved pathway leading to the rear where there is a wooden shed. There is a well-stocked flower bed to the right-hand side and high close boarded fencing at all sides with some trees, plants and shrubs.

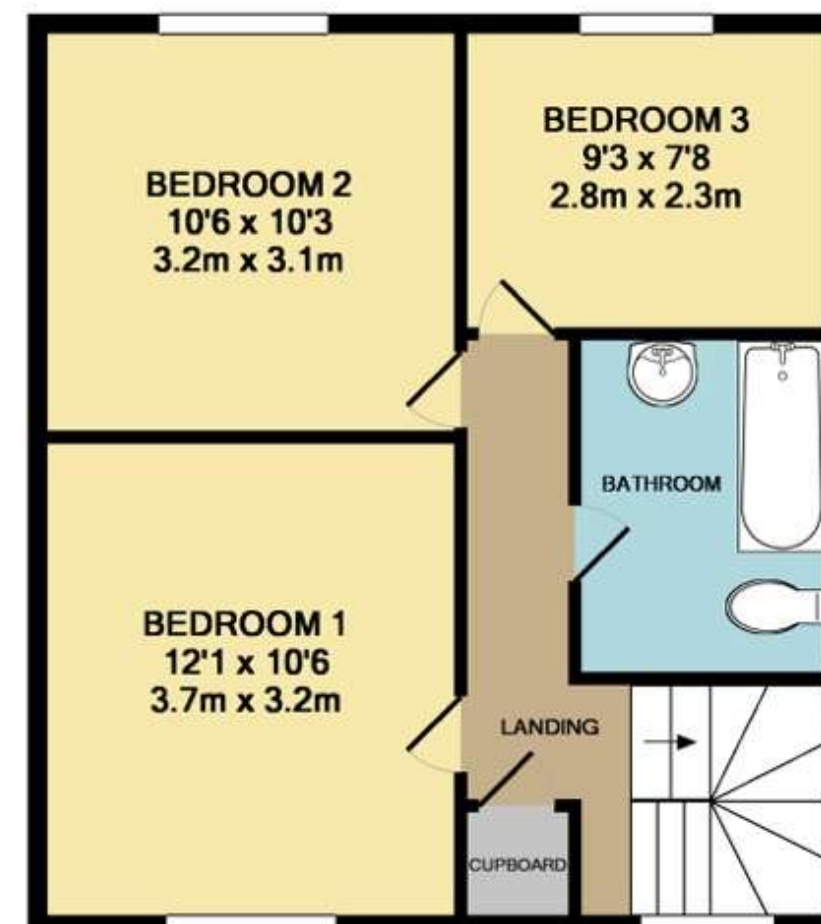


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	83
England & Wales	EU Directive 2002/91/EC	

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



GROUND FLOOR  
APPROX. FLOOR  
AREA 676 SQ.FT.  
(62.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 440 SQ.FT.  
(40.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1116 SQ.FT. (103.7 SQ.M.)  
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#### General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,709)

EPC: C (71)

**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. The Ridgeway playing fields a few minutes' walk from Crendon Park also provide green open space for kids and pets and it has an active football club that plays there most weekends. 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. 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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