

18 Crendon Park, Southborough, Tunbridge Wells





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Pretty 3-Bedroom House in Sought After Cul-De-Sac

Accommodation Summary

- 1935 semi-detached house
 - 3 bedrooms
 - Living room
- Kitchen/dining room
- Modern bathroom
- South facing rear garden
- Close to mainline station
 - Sought after location
- Development potential
 - Chain free



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



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 families.

With its striking steeply pitched roof and part hung tile exterior, this home delivers plenty of kerb appeal.

It is set back from its quiet road by a stone wall fronting a part lawned garden, with a covered entrance door welcoming you in.

The entrance hall is light and airy with a deep under stair storage cupboard, to keep the space clutter free, and a useful guest cloakroom.

To the right light pours into the spacious living room through its large window overlooking the calm residential street. It has plenty of room for deep sofas to curl up in.

Behind is the open plan kitchen/dining room which stretches the width of the house, making it ideal for family living and entertaining. Rear aspect windows and a glazed door that opens into the garden, give access and views for a perfect dining experience.

The kitchen area is well zoned, separated from the dining area by a granite topped island offering plenty of storage space and housing for a range oven. The kitchen is well-equipped with eye and base level units housing appliances, with a Belfast sink cleverly placed under the window and plenty of granite work surfaces. The open plan aspect lets you chat to friends and family as you prepare dinner.

A door to the rear of the kitchen leads into a part glazed lobby with garden access, storage, and development opportunities.

Climbing the stairs to the first floor there are three bedrooms, two of which are generous doubles, and a modern bathroom with a shower cubicle and separate bath.

The sunny rear garden is laid mainly to lawn with two paved terraces, front and back, perfect for alfresco dining and entertaining. The garden is fully enclosed making it a safe sanctuary for children and pets.

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

It is immaculate meaning you can move straight in and enjoy it but also offers development potentials, subject to planning permission. A must see!





Covered entrance door with opaque glazed window, which opens into:

Entrance Hall: opaque front aspect double glazed window, under stairs storage cupboard, radiator with shelf above, oak wooden flooring and doors opening into:

Living Room: 12`6 x 11`1 newly installed front aspect double glazed window with views of the front garden and street beyond and radiator.

Cloakroom: opaque side aspect double glazed window, low level WC, wooden vanity unit with wash hand basin and mixer tap over and open shelf under, heated towel rail and tiled flooring.

Kitchen/Dining Room: 20`3 x 12`1 rear aspect double glazed windows, rear aspect glazed door opening into the garden, side aspect double glazed window, part glazed door into the lobby, oak wooden flooring, radiator, extractor fan, Belfast sink with mixer tap, integrated fridge/freezer, integrated John Lewis dishwasher, integrated washer/dryer. The kitchen has plenty of granite worktop space, a good selection of eye and base level units, part opaque glazed, an eye level cupboard housing the boiler, open shelving, and an island with space for a range oven, plenty of storage and a wine rack.

Lobby: side aspect double glazed windows, rear aspect glazed door and tiled flooring.



Stairs up to first floor landing with front aspect double glazed window, airing cupboard housing the water cylinder and shelving for linen, ceiling loft access hatch with drop down ladder and doors opening into:

Bathroom: opaque side aspect double glazed windows, tiled panel enclosed bath with mixer tap and hand held shower attachment, corner shower cubicle with wall mounted shower attachment, rainwater shower head and hand held shower attachment, pedestal wash hand basin with mixer tap, low level WC, tiled walls and flooring and heated towel rail.

Bedroom 1: 12`6 x 11`1 newly installed front aspect double glazed window with views of the street and radiator.

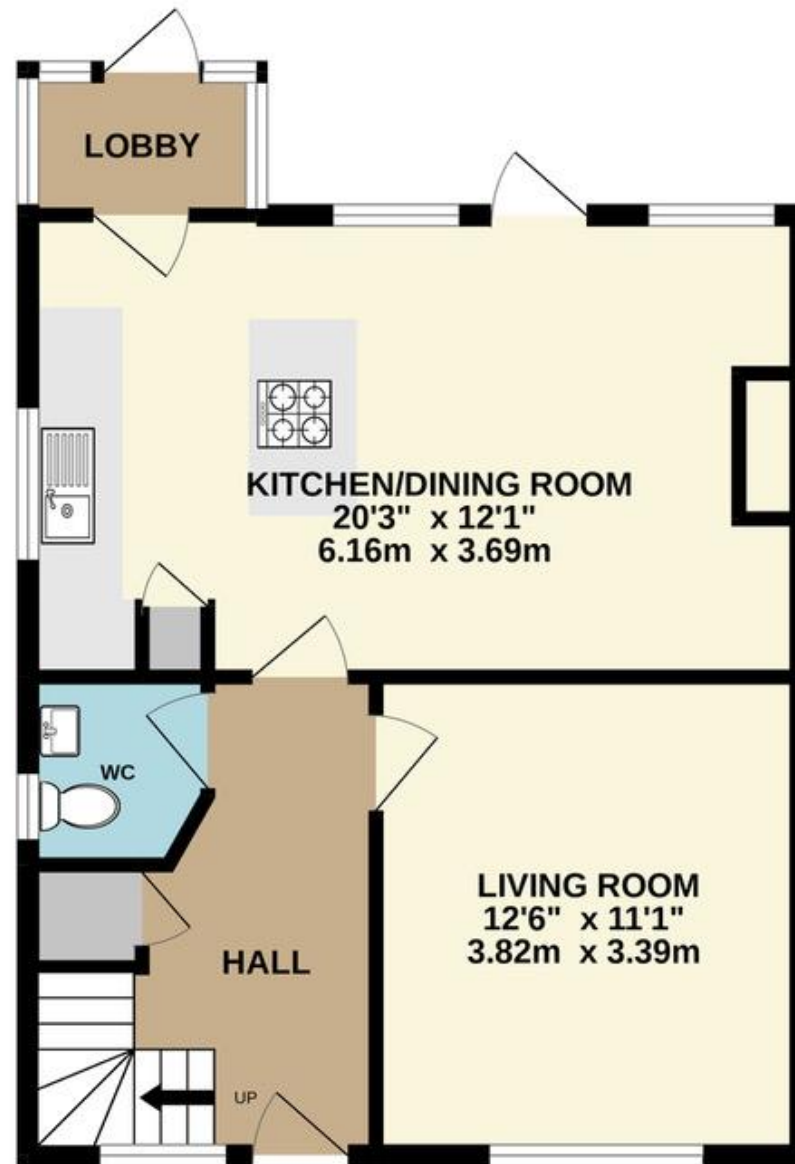
Bedroom 2: 12`1 x 10`1 rear aspect double glazed window with views of the garden and radiator.

Bedroom 3: 9`1 x 7`11 rear aspect double glazed window overlooking the garden and radiator.

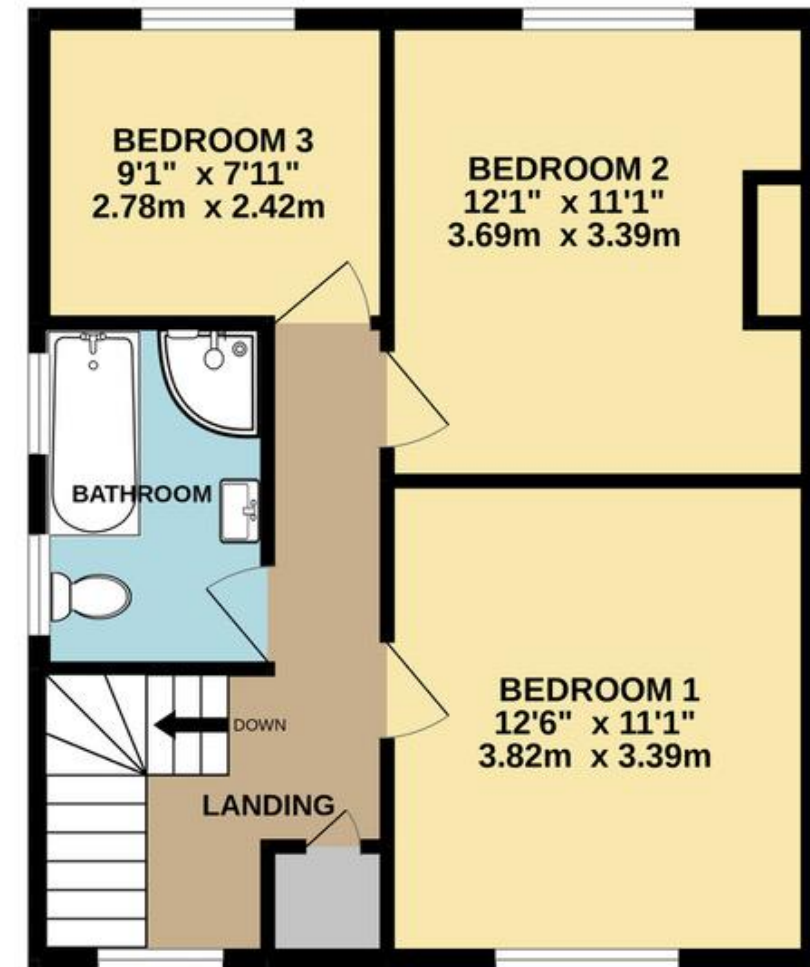
Outside: to the front of the property is a low stone wall with an area of decorative pebbling and lawn, some planting, a hard surface pathway leading to tiled covered steps to the entrance door and a side aspect wooden gate giving rear garden access. To the rear is a south facing garden laid mainly to lawn with a paved terrace area to the rear of the house and a further paved terrace area at the rear of the garden. There are mature stocked flower beds, trees including a beautiful Monkey Puzzle tree, wooden fencing at all perimeters and a wooden shed.



GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		85
(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		



General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,968.00)

EPC: C (72)

Area Information: Southborough, Tunbridge Wells

Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. It 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 Hub with its new medical centre, library, theatre/hall, coffee shop, community rooms, and town council offices, together with retail space is within walking distance of Crendon Park. The Yew Tree and Ridgeway Playing Fields are also close by, with open green spaces for walking and recreational sport. Southborough Common, situated towards the Tonbridge end of the town, is a conservation area where cricket has been played for more than two hundred years. Southborough Cricket Club is still very much a vibrant community club. If you are a runner or casual walker, the woodland area of the Southborough Common is an incredibly 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 thirty-four 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.



