

4 Crendon Park, Southborough, Tunbridge Wells





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Bright 3-bedroom house in sought after cul-de-sac with south facing garden

Accommodation Summary

- Semi-detached house (built 1938)
 - 3 bedrooms
 - Living room
 - Dining room
 - Conservatory
 - Kitchen
 - Bathroom
 - South facing garden
- Walking distance of mainline station
- Close to popular schools



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This fantastic 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.

It is set back from its quiet road by a stone wall, with neat hedging above. A paved area behind has space for bin storage and gated rear garden access to the side.

A covered entrance door welcomes you into a bright hallway with under stair storage to keep the space clutter free.

On the left is the open plan reception room with warm wooden flooring and flooded with light from its double aspect windows. It provides plenty of space for family living and entertaining and is well zoned with the dining area set to the front delivering views of the quiet residential street. The living space behind has media storage in the chimney breast and plenty of room for family sofas to enjoy garden views and light borrowed from the conservatory behind.

The conservatory's triple aspect windows and pitched glazed roof flood the room with light and views of the beautiful garden. It is the perfect space for relaxing in and a glazed door opens onto the terrace and garden beyond.

Next door the kitchen is brightened by dual aspect light and a part glazed door that gives garden access. Eye and base level units provide storage and space for appliances and there is a five ring gas hob and integrated oven and grill. The sink is placed under a window letting you watch the children play as you wash up.

Climbing the stairs to the first floor there are three bedrooms, all doubles, and a bathroom with a shower over its bath.

All the bedrooms have large windows bringing in lots of natural light and bedroom one has double wardrobes providing ample storage.

The sunny south facing garden is laid mainly to lawn with two paved terraces, front and back, perfect for summer dining and entertaining. Stocked flower beds add interest and colour, and the garden is fully enclosed making it a safe sanctuary for children and pets. There are two sheds for storage too.

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





Dining Room: front aspect double glazed window, wooden flooring, radiator.

Living Room: rear aspect internal glazed door, rear aspect internal double glazed windows, shelving inserts in chimney breast for media unit, wooden flooring, radiator.

Conservatory: rear and side aspect windows, side aspect opaque windows, rear aspect glazed sliding door, glazed roof, tiled flooring.

Kitchen: rear and side aspect double glazed windows, side aspect part opaque glazed door, wooden effect flooring, stainless steel sink with double drainers, space for fridge/freezer, space and plumbing for dishwasher and washing machine, 5 ring gas hob, stainless steel and glass extractor, integrated oven and grill, tiled splashback, fuse box, radiator, countertops, eye and base level units, open wall shelves.

Bedroom 1: front aspect double glazed window, sliding door wardrobes with hanging rails and shelving, radiator.

Bedroom 2: rear aspect double glazed window, radiator.



Bedroom 3: rear aspect double glazed window, radiator.

Bathroom: side aspect opaque double glazed window, panel enclosed bath with mixer tap, wall mounted shower attachment, glass shower screen, wash hand basin with mixer tap, vanity shelf, cupboards and drawer under, concealed cistern WC, tiled walls and flooring, heated towel rail.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,374.86)

EPC: C (80)

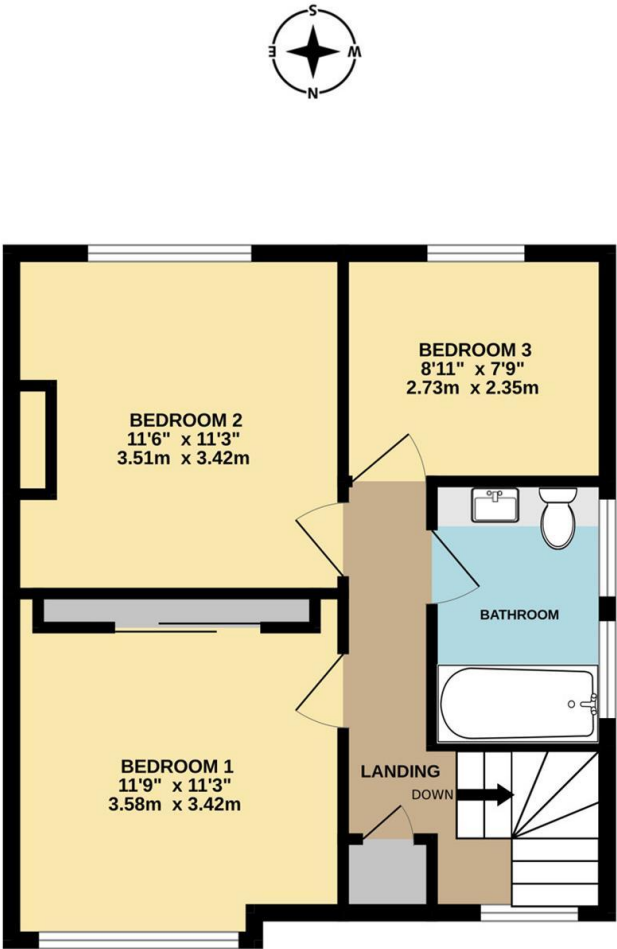
Solar Roof Panels - fully owned



GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



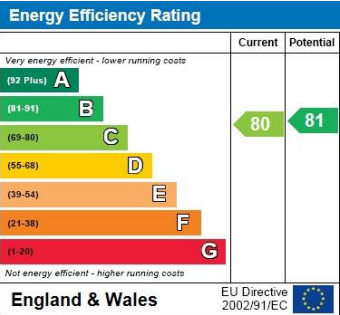
1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



APPROX TOTAL AREA 97 SQ.M / 1,044 SQ.FT

TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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, Kent

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 Hub with its new medical centre, library, theatre/hall, coffee shop, community rooms, and town council offices, together with retail space is a short walk from the property. The Yew Tree and Ridgeway Playing Fields are nearby, with open green spaces for walking and recreational sport. There are also allotments either side of the fields allowing you to grow your own fruit and vegetables on your doorstep. Southborough Common, situated towards the Tonbridge end of the village, is a conservation area where cricket has been played for more than 200 years. If you're a runner, dog owner or casual walker, the woodland area of the Southborough Common, nestled behind St. Peters Church, is a very beautiful space. Ancient and young trees slope down to a stream with access to Holden Pond and Bidborough and Speldhurst villages beyond. Excellent secondary, independent, preparatory, and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough and Bidborough have their very own primary schools. The property is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools. Southborough enjoys many local independent shops with an award-winning hairdresser, The Gallery, and restaurant Tallow, which has just been named The Good Food Guide's Best UK Local Restaurant 2023 both are a short walk away. With additional convenience stores, a baker, a butcher, and pubs such as The Hand & Sceptre and The Imperial nearby, all your local needs are met. The nearest mainline station to the property is at High Brooms, which has parking, with fast and frequent train services to London Waterloo East, Charing Cross, London Bridge, and Canon Street. The train line at Tonbridge Station is 2.7 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. There is also a luxury coach service, which drops up and collects near to the property, straight to Canary Wharf, the city, Embankment, and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.



