



CRENDON PARK

SOUTHBOROUGH - GUIDE PRICE £500,000 - £550,000



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

29 Crendon Park

Southborough, TN4 0BE

**Entrance Hall - Sitting Room - Kitchen/Diner - Landing -
Three Bedrooms - Bathroom - Front Garden - Patio Rear
Garden**

This most attractive and stylish three bedroom semi detached family home offers an excellent and very spacious, light and airy dual aspect open plan living space, with a large window to the front complete with plantation shutters and French doors opening onto the garden at the rear. The beautifully presented kitchen also enjoys a pretty aspect over the rear garden and is separated from the dining area by a breakfast bar. This large open plan space really is a wonderful light filled sociable room, complete with solid wood flooring and a log burner to the living area.

Upstairs are three good sized bedrooms, the principle bedroom benefitting from stylish plantation shutters to the window and built in wardrobes. The second bedroom is a charming double room with an ornate feature fireplace. The third bedroom offers ample room as a guest bedroom, child's room or WFH space. The modern and well presented family bathroom completes the accommodation on this floor.

Outside to the rear is the well designed garden, with a decking area directly outside the dining room, a patio area to the bottom of the garden, an area of lawn and a wooden shed. We highly recommend an early viewing to fully appreciate the spacious and light filled accommodation on offer in this delightful family home.

ENTRANCE HALL:

Solid wood front door, frosted double glazed window to front, solid wood floor, radiator, under stairs storage cupboard.

LOUNGE/DINER:

Double glazed window to front with plantation shutters, ornate hospital style radiator, solid wood floor, log burner, double glazed French doors to garden, radiator, open plan to;



KITCHEN:

A range of wall and floor drawers and cupboards, breakfast bar, Butlers sink with mixer tap, double glazed window to rear, space for washing machine, space for dishwasher, space for fridge/freezer, eye level integrated double oven, electric hob with extractor hood above, cupboard housing boiler.

LANDING:

Frosted double glazed window to side, loft access.

BEDROOM:

Double glazed window to front with plantation shutters, ornate hospital style radiator, two built in wardrobes.

BEDROOM:

Double glazed window to rear, ornate hospital style radiator, feature fireplace.

BEDROOM:

Double glazed window to rear, ornate hospital style radiator.

BATHROOM:

Frosted double glazed window to front, frosted double glazed window to side, bath with shower attachment plus waterfall shower head above, partly tiled walls, wash basin with mixer tap, WC, heated towel rail.

OUTSIDE FRONT:

Pathway leading to front door.

OUTSIDE REAR:

Decking area, area of lawn, patio, wooden shed, side access.



SITUATION:

The property is ideally situated in a popular residential part of Southborough close to local shops, bus services with good access to local schools, many within walking distance and a wide range of amenities. The area is well known for its close proximity to many well regarded primary, secondary and grammar schools. Tunbridge Wells and Tonbridge town centres are respectively 1.7 miles and 2.6 miles distant offering a wider range of shopping facilities. Mainline stations are located in both towns as well as in High Brooms, 0.9 miles away and all offer fast and frequent train services to London & the South Coast. The property is also situated for access onto the A21 which provides a direct link onto the M25 London orbital motorway. The area is also well served with good recreational facilities including Tunbridge Wells Sports and Indoor Tennis Centre in St Johns Road and the out of town Knights Park Leisure Centre which includes a tenpin bowling complex, multi screen cinema and private health club.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

By appointment Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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124 London Road, Tunbridge Wells,
Kent, TN4 0PL

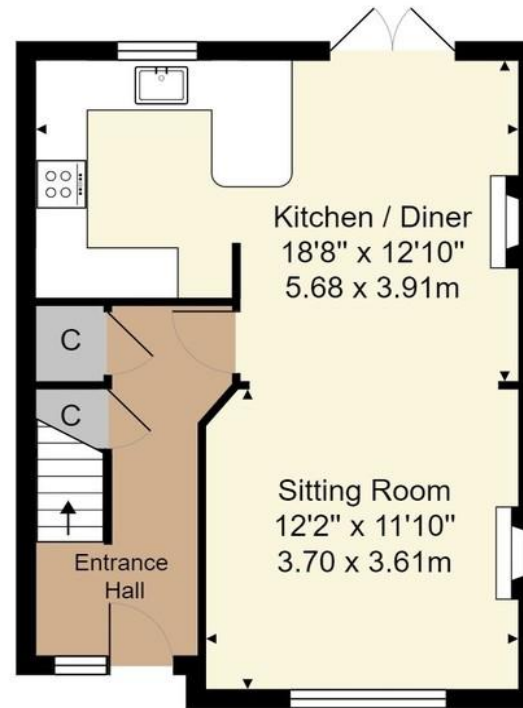
Tel: 01892 511311

Email: southborough@woodandpilcher.co.uk

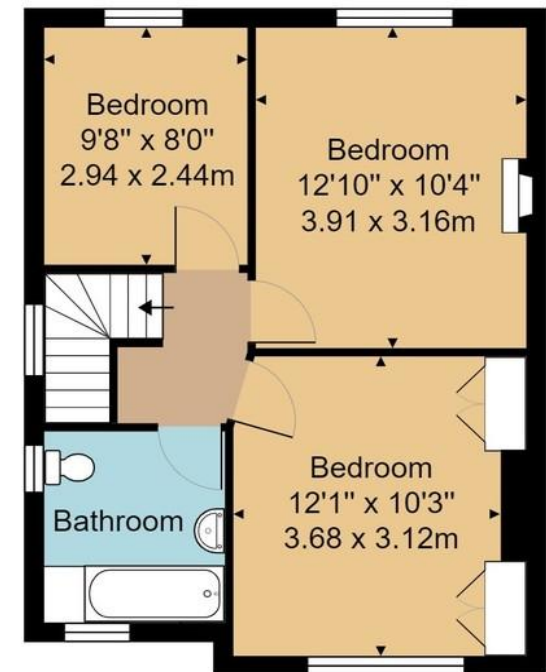
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 924 ft² ... 85.8 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.