



# WOOD & PILCHER



- Three Bedrooms
- Contemporary Kitchen/Dining Room
- Pretty Gardens
- Immaculately Presented
- Double Glazing & Gas Heating
- Energy Efficiency Rating: D

**Crendon Park, Southborough**

**OIEO £455,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



**31 Crendon Park, Southborough, Tunbridge Wells, TN4 0BE**

A contemporary styled house, presented in immaculate condition offering three bedrooms, kitchen/ dining room, large living room and pretty gardens. We strongly advise an early viewing.

Situated at the end of a popular cul-de-sac location is this stunning example of a 1930's property presented in a truly contemporary way. The spacious entrance hall is bright with a wide staircase rising to the first floor and an area for coats as well as the obligatory understairs cupboard housing a tumble dryer. The large living room has a picture window as well as a feature electric wood burner. The kitchen/ dining room is fabulously styled with green/ grey cupboard fronts and a Corian worksurface as well as integrated appliances with more than enough space for a dining room table & chairs and double doors opening onto the pretty gardens providing a lovely aspect. Upstairs there are three bedrooms of which two are large doubles, and the third a substantial single room. The master bedroom is fitted with built in wardrobes as well as housing the combination boiler. In the bathroom there is a stylish suite comprising a curved bath with separate shower and curved glass screen as well as a vanity unit housing the basin and WC. Externally are the low-maintenance gardens to the front and



rear. The house offers period features such as picture rails, high ceilings and large windows and with further potential to extend (SSTP) we have no hesitation in recommending this delightful home.

**ENTRANCE HALL:**

Original wood front door with frosted double glazed window to side, stairs to first floor, radiator, understairs cupboard housing tumble dryer (not included), further cupboard, picture rail.

**LOUNGE:**

Double glazed window to front, radiator, feature electric wood burner, picture rail.

**KITCHEN/ DINER:**

Fitted with a range of wall and floor cupboards and drawers finished a gloss green/ grey colour with stylish silver handles and a Corian worksurface and sink with inset drainer. Induction hob and electric oven fitted below with stainless steel extractor hood and tempered glass splashback. Space and plumbing for washing machine, integrated dishwasher and fridge/ freezer, double glazed window to rear, double glazed double doors to garden, radiator, ceiling spotlights.

**LANDING:**

Double glazed window to side, picture rail, loft hatch (with drop down ladder, light and part boarded).

**BEDROOM:**

Double bedroom with double glazed window to front, radiator, picture rail.

**BEDROOM:**

Master bedroom with double glazed window to rear, radiator, two built in wardrobes to either side of chimney breast with half of one housing combination boiler.

**BEDROOM:**

Double glazed window to rear, radiator.

**BATHROOM:**

Frosted double glazed window to rear and side, curved bath with matching screen and thermostatic controls for shower and bath, vanity unit housing basin and WC with concealed cistern, heated towel rail, part tiled walls, ceiling spotlights.

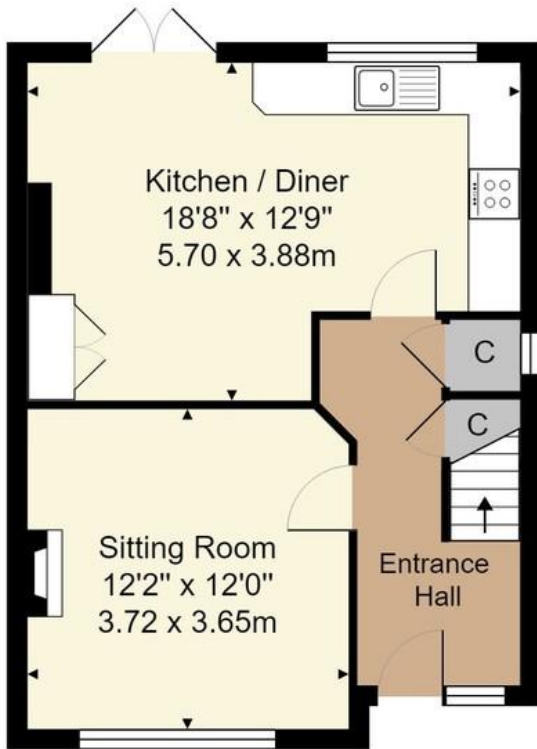
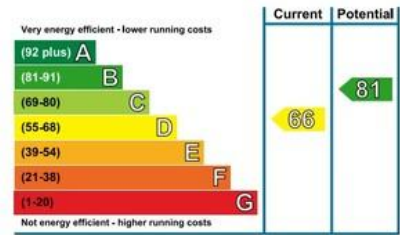
**OUTSIDE:**

The property is approached to the front via a stone path with gravel to the side and mature shrubs and plants.

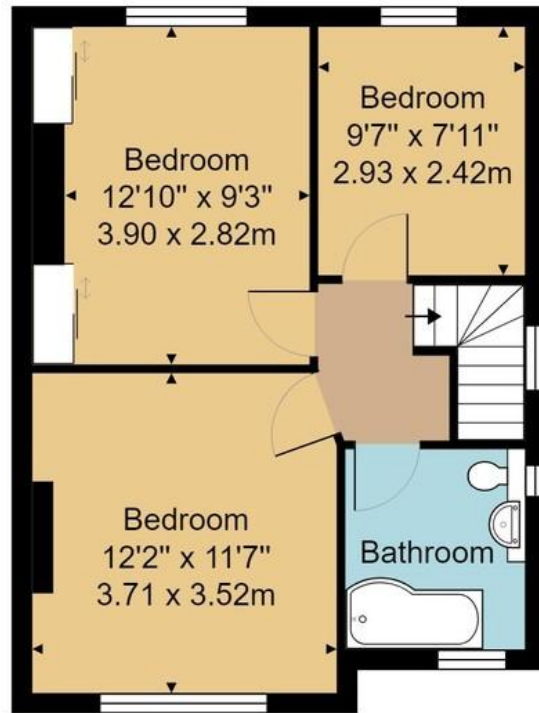
REAR: There is a good size patio with lawn area, flower beds and borders with mature shrubs and flowering annuals as well as a gated side access, shed, outside tap and electric outlets.

**VIEWING:** By appointment Wood & Pilcher 01892 511311





**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 923 sq. ft / 85.7 sq. m**

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.

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