



Crundwell Road, Tunbridge Wells,

Offers in Excess of £450,000 Freehold

- Price Range £450,000 to £475,000
- Well presented three bedroom semi detached family home
- Popular residential location
- Large kitchen/diner with working fireplace
- Family bathroom and en-suite
- Downstairs utility area with separate wet room
- Walking distance to respected school, shops and local amenities
- Large secure garden with patio area and home office
- EPC:C
- NO CHAIN



Price Range £450,000 to £475,000 A great opportunity to purchase this three bedroom semi-detached family home with a large secure family friendly garden with a very useful home office. The property benefits from being situated in a quiet and popular residential location. The accommodation consists of, entrance hall, large and bright living room, large kitchen/diner, utility area with separate wet room whilst upstairs are three bedrooms, one with en-suite and family bathroom. A real feature is the large family friendly rear garden with a very useful home office and large patio area ideal for entertaining. EPC:C NO CHAIN.

Viewing Information

To view this property please contact David Waight at Mother Goose Estate Agents Ltd

Location

This family home is situated in a quiet road and is superbly located for a number of sought after Schools. As well as local shops nearby it is also close to all of Southborough's local amenities and is well served for leisure facilities and transport links with High Brooms station being close by. Nearby there is easy access via a footpath to local woods & Southborough Common providing some lovely walks.



Ground Floor

From entering the hallway you turn right into the welcoming bright and light spacious living room with bifold doors out to the rear garden and plantation shutters to the front. Back into the hallway and you enter the large kitchen/diner area again with plantation shutters and providing space for a good size dining table and chairs. A real feature of this room is the working fireplace and being the heart of this much loved family home. The kitchen with a lovely view out to the rear garden, provides a range of attractive wall and base units and wooden work surface areas. The oven and hob, dishwasher and small fridge will remain. There is also useful understairs storage. From here a stable door takes you through into the utility room running down the side of the house with a large freezer, washing machine and tumble dryer to remain. There is also a very useful wet room with WC, basin and shower. Back into the hallway and stairs lead up to the first floor.

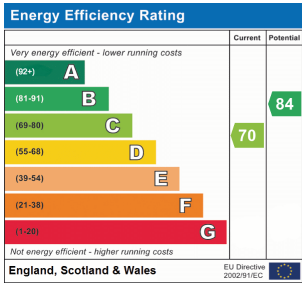
First Floor

Climbing the stairs to the first floor there is a landing with loft access, three bedrooms, the main one with an en-suite and separate family bathroom. The main bedroom has built-in wardrobe space and benefits from a modern contemporary en-suite. Bedroom two has some over stairs storage. There is also a modern family bathroom incorporating bath with shower over, WC and wash hand basin.



Outside

This property has a protective hedge to the front and is mainly laid to lawn. There is a side gate and a pathway takes you down the side and access to the delightful and large family friendly rear garden. It really is a fantastic and secure space for children and pets. The garden is mainly laid to lawn with a delightful large patio area adjacent to the house being ideal for entertaining. A real benefit of the property is the Home office providing power and lighting. A Shed to the rear will remain.



Crundwell Road, Tunbridge Wells, TN4

Approximate Area = 990 sq ft / 91.9 sq m
Outbuilding = 71 sq ft / 6.5 sq m
Total = 1061 sq ft / 98.4 sq m

For identification only - Not to scale

