



Crundwell Road, Tunbridge Wells, Kent, TN4 0LJ

Guide Price £425,000 Freehold

- Spacious three bedroom semi-detached family home
- In need of modernisation throughout
- Conservatory overlooking rear garden
- Delightful garden to the rear with patio
- Generous well manicured rear gardens
- Utility Room
- Partly converted loft with ladder access
- OFF ROAD PARKING FOR TWO CARS
- NO ONWARD CHAIN



A substantial three bedroom semi-detached house off road parking for two cars in need of modernisation situated in a popular residential area close to the heart of Southborough Village. This property has so much potential for a growing family and boasts good sized accommodation throughout with an option of converting an already partially converted loft, into additional living space. The accommodation is spread over two floors and comprises a good sized living room, conservatory, kitchen, utility area with a downstairs cloak room and a separate dining room, on the ground floor, with three good sized bedrooms and a family bathroom on the first floor. There is a good sized well screened rear garden which is ideal space for a family to enjoy. There is off road parking for two cars. Double glazed windows throughout. Gas central heating. NO ONWARD CHAIN.

Viewing Information

To view This property, please call Jenny Ireland at Mother Goose Estate Agents.



Location

Situated in a very popular residential area of Southborough and close to ample shopping and recreational facilities. There are a number of well respected junior and senior schools in the area, along with boys and girls Grammar schools. The A21/M25 road link is a short drive from the property as is the railway station which provides a fast service to all London MLS. The property is within walking distance of High Brooms railway station. Tonbridge and Bidborough are both a short drive from the property. This property sits on the fringes of some of the most beautiful Kent countryside and woodland walks, ideal for dog walkers and ramblers.

Ground Floor

Porch

Fully enclosed. Tiled flooring. Part brick/partly glazed. Double glazed leaded windows.

Hallway

Wood laminate flooring. Under stairs cupboard. Radiator.



Living Room

Wood laminate flooring. Fully glazed doors through to conservatory. Feature fireplace with built-in log burner in working order (TBV). Wood mantle and surround. Radiator.

Conservatory

Part brick/partly glazed with views overlooking the rear garden. Door to rear garden.

Dining Room

Windows to rear garden. Wood laminate flooring. Radiator.

Kitchen

Window to front. with additional small window to side. Tiled flooring. Speckled work top housing a large stainless steel sink unit with drainer. Tiled splashback. Space for cooker with extractor fan above. A range of eye level and base units. Door to utility room.

Utility Area

Window to side. Door to rear garden. Tiled flooring. Plumbing for a washing machine. Wall mounted units for storage.

Cloak Room

WC . Tiled flooring. Small window to side.

First Floor

Bedroom One

Window to rear. Wood laminate flooring. Built-in cupboard. Radiator.

Bedroom Two

Window to rear. Wood laminate flooring. Radiator.

Bedroom Three

Window to front. Wood laminate flooring. Built-in cupboard. Radiator.



Family Bathroom

Window to side. Wood laminate flooring. Fully tiled shower cubicle with wall mounted shower unit. Chrome ladder style radiator. Wash basin and WC to match.

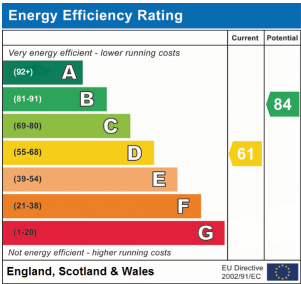
Outside

Front Garden

A brick paved driveway with space for at least two cars. A low brick wall, flanked with small pillars.

Rear Garden

Access from both the conservatory and the utility area. A paved terrace with steps up to a lawn with a pathway leading to the rear of the garden. An additional paved area with a semi-circular raised terrace, ideal for outside entertaining. A collection of out buildings for storage. Tall wooden fence surround with deep flower borders housing mature small trees and shrubs.



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Approximate Area = 1548 sq ft / 143.8 sq m
Limited Use Area(s) = 35 sq ft / 3.2 sq m
Total = 1583 sq ft / 147 sq m

For identification only - Not to scale



Denotes restricted
head height

