



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached Family Home
- Four Bedrooms
- Master En-Suite With Dressing Area
- Lovely Sunny Rear Garden
- Allocated Parking Space
- Energy Efficiency Rating: C

Crabapple Road, Tonbridge

GUIDE PRICE £450,000 - £465,000

woodandpilcher.co.uk

13 Crabapple Road, Tonbridge, TN9 1FW

This modern semi-detached family home is situated within a private estate close to Tonbridge town centre. The house is set back from the road behind a neat front wall. Stepping into the welcoming entrance hall, there is a useful downstairs cloakroom on your right along with plenty of space for shoes and hanging coats. The well-presented kitchen is on the right and offers plenty of fitted cabinets and worktops. There is a fitted fridge/freezer, fan oven, gas hob with extractor and dishwasher. Further space is also available for a freestanding washing machine. Carrying along the hall is the large living/dining room at the rear. Its window and French doors not only look onto the garden but also flood the room with natural light. There is plenty of space for large sofas and a generous sized table and chairs. For storage, there is a deep, understairs cupboard. Stairs from the ground floor take you to the first floor landing with its useful fitted airing cupboard. There are two good sized double bedrooms and a larger single bedroom, perfect as a home study. Completing the first floor is the modern, family bathroom. It offers a separate walk-in shower, bath with shower over, WC, wash basin and chrome heated towel rail. Back to the landing and a second flight of stairs takes you to the master suite on the second floor. The master suite is a huge room, enjoying lots of natural light from its dual aspect feature. There is ample space for a large double bed along with further bedroom furniture. A useful dressing area is situated off of the master bedroom and benefits from plenty of fitted wardrobes. An en-suite completes the second floor and is finished with modern fittings to include a shower, WC and wash basin. Outside the property has a raised decked seating area, accessed directly from the living/dining room. A few steps from here lead down to the main garden area which is laid with smart block paving and has mature plants and trees, adding a touch of colour. For storage, a useful covered area beneath the raised decking is perfect for storing furniture, bikes etc. A side gate from the garden takes you back to the front of the house. The house benefits from one allocated parking space whilst there is additional residents parking on street. NO CHAIN

UPVC front door into entrance hall:

ENTRANCE HALL:

Downstairs cloakroom, coat hanging space, carpeted, radiator.

SITTING/DINING ROOM:

Window to garden with electric fitted blind, French doors to raised decking, TV and internet point, deep understairs cupboard, carpeted, two radiators.

KITCHEN:

Window to front, floor and wall gloss cabinets, granite effect worktops, integrated fridge/freezer and dishwasher, fitted fan oven with grill, five ring gas hob with extractor, washer/dryer machine, one and a half sink and drainer, radiator.

Carpeted turning staircase to first floor landing with fitted airing cupboard.

BEDROOM:

A light and airy double room, window to garden, space for wardrobes, laminate flooring, radiator.



BEDROOM:

A light and airy double room, window to front, space for wardrobes, radiator.

BEDROOM:

A light and airy large single room, space for desk or wardrobe, ideal home office, carpeted, radiator.

BATHROOM:

Frosted window, modern suite, walk in shower with rain showerhead, bath with shower over, WC, wash basin with storage beneath, chrome heated towel rail, extractor, subway style wall tiles, laminate flooring.

Carpeted turning staircase to second floor.

BEDROOM:

A large light and airy double room, dual aspect, dressing room with fitted wardrobes and radiator, loft access, two further radiators, carpeted.

EN-SUITE:

Velux window, wide walk in shower, WC, wash basin, extractor fan, shaver point, stylish wall tiles, laminate flooring, radiator.

OUTSIDE REAR:

Raised decking area with space for seating, steps down to block paved garden area with mature plants and trees, large storage area beneath decking, secure and enclosed, outdoor lighting, outdoor tap, side access.

SITUATION:

Tonbridge is an historic market town on the River Medway, home to a 13th-century Norman castle and extensive parkland with pools, tennis, play areas and more. The town offers a wide range of shops, cafés, restaurants and pubs, alongside strong leisure facilities. Excellent transport links include fast trains to London (approx. 40 minutes) and easy access to the M20/M25 via the A26/A21. Tonbridge is renowned for its outstanding primary and secondary schools, including leading grammar and independent options. Nearby attractions include Penshurst Place, Hever Castle, Knowle House and Churchill's Chartwell.

TENURE: Freehold

COUNCIL TAX BAND: E

VIEWING:

By appointment with 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

Heating - Gas Central Heating

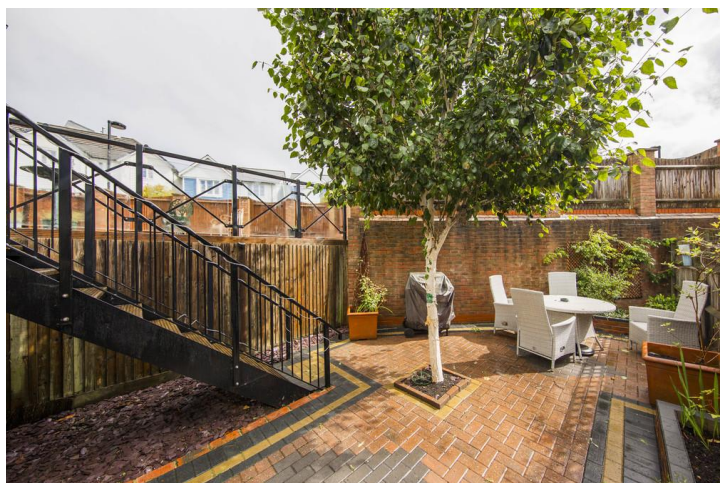
AGENTS NOTE:

All fixtures and fitting included.

Ready For immediate occupancy

No Chain

Open to offers

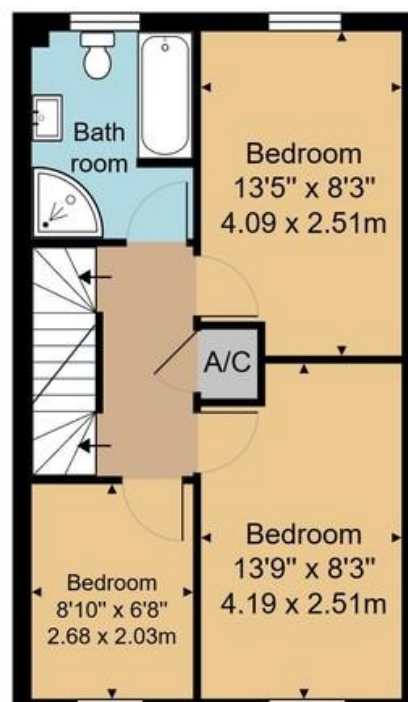
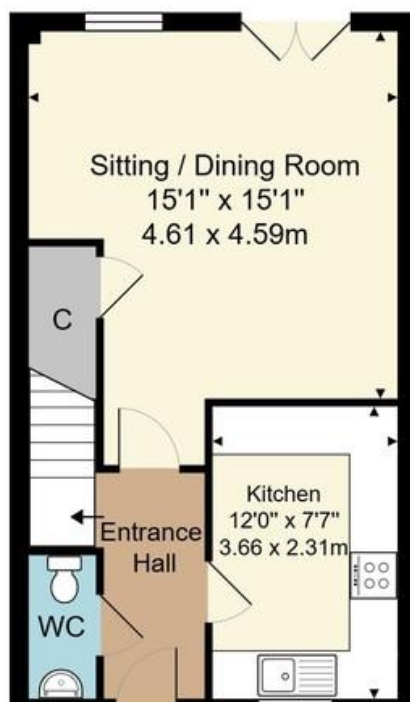


Approx. Gross Internal Area
1208 ft² ... 112.3 m²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		B9 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Second Floor



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