



CRABAPPLE ROAD
TONBRIDGE: £475,000



Crabapple Road

Tonbridge, Kent, TN9 1FW

**Entrance Hall – Open Plan Living Space - Kitchen -
Cloakroom - Master Bedroom With En-suite -
Three Further Bedrooms - Family Bathroom -
Raised Patio Garden – Carport**

Four bedroom contemporary townhouse located in the popular Blossom Bank development just a short stroll away from the town and station. Appreciate the open plan living space with modern kitchen, generous bedrooms and patio garden. Buy with confidence knowing your house was constructed in 2015 by an award-winning house builder and still has the benefit of the NHBC warranty.

ENTRANCE HALL

Tiled flooring, electric heater, stairs to:

OPEN PLAN LIVING SPACE

Double glazed doors to decked terrace, two radiators.

KITCHEN

Double glazed window; range of eye and base level units incorporating single drainer bowl and a half stainless steel sink unit with mixer tap; built-in double oven and five ring hob with extractor fan over; space for washing machine, dishwasher and tall fridge freezer.

CLOAKROOM

Obscure double glazed window; part tiled walls and tiled flooring; radiator; pedestal wash hand basin with mixer tap; low level W/C.

SECOND FLOOR LANDING

Radiator, airing cupboard.



BEDROOM

Double glazed window, radiator.

BATHROOM

Partially tiled walls and tiled flooring; radiator; pedestal wash hand basin with mixer tap; low level W/C; panel enclosed bath with mixer tap and shower attachment; extractor fan.

BEDROOM

Double glazed window and double glazed Juliet-balcony, radiator.

THIRD FLOOR LANDING

Radiator.

BEDROOM

Double glazed window, radiator.

MASTER BEDROOM

Double glazed window, radiator, built-in wardrobe.

EN-SUITE

Partially tiled walls and tiled flooring; heated towel rail; pedestal wash hand basin with mixer tap; low level W/C; shower cubicle.

OUTSIDE

Decked terrace and carport.

SITUATION

The property is situated in the vibrant town of Tonbridge which offers an eclectic mixture of bars, restaurants, shops and of course Tonbridge train station offering fast and frequent services to central London. The town is well served regarding schooling for all ages with a wide range of primary, secondary, grammar and a number of public schools. Recreational facilities in and around Tonbridge include Haysden country park, rowing and river activities, Tonbridge indoor/outdoor swimming pools, Angel leisure centre, the annual summer carnival; plus the historic Tonbridge castle which offers many more activities and numerous popular yearly events.

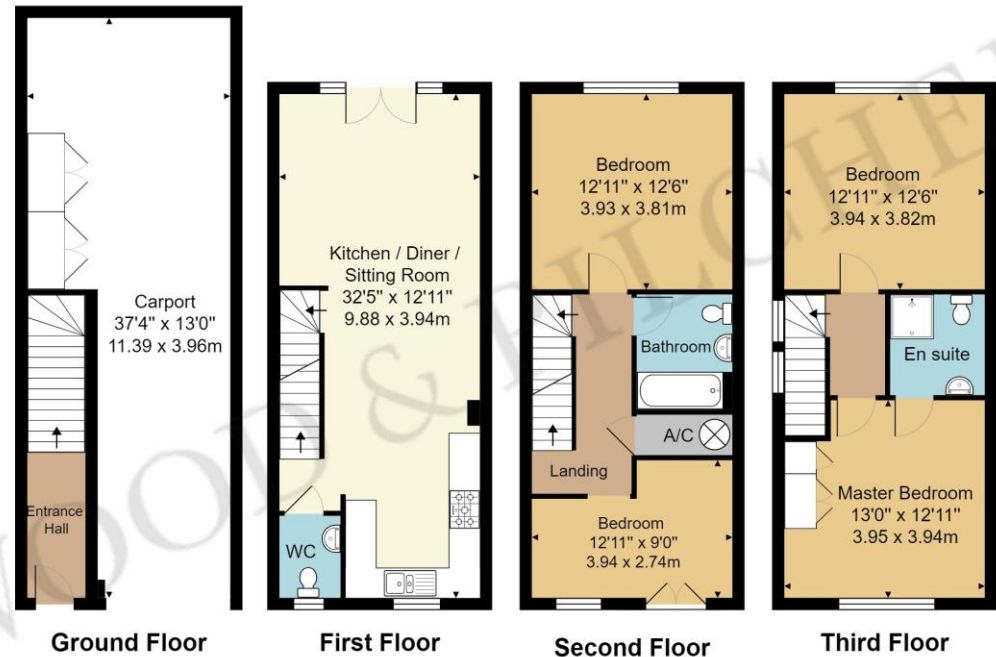


TENURE

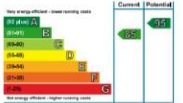
Freehold.

VIEWING

By appointment only with Wood & Pilcher on 01732 351135.



Approx. Gross Internal Area 1346 sq. ft / 125.0 sq. m
(Excluding Carport)



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.

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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