



CRABAPPLE ROAD
TONBRIDGE: £475,000



WOOD & PILCHER

Crabapple Road

Tonbridge, Kent, TN9 1FW

**Entrance Hall - W/C - Sitting/Dining Room –
Kitchen/Diner - Master Bedroom With En-Suite -
Three Further Bedrooms - Family Bathroom -
Garden To Rear – Carport**

Four bedroom townhouse set on a waterside development in walking distance of town and station. Enjoy all the space on offer, not to mention a stylish kitchen, master bedroom with en-suite and garden with raised terrace. 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, stairs to:

FIRST FLOOR LANDING

Radiator.

SITTING/DINING ROOM

Double glazed windows and patio doors to decked terrace, radiator.

KITCHEN/DINER

Double glazed window and double glazed Juliet balcony; radiator; part tiled walls and tiled flooring; range of eye and base level units incorporating bowl and a half single drainer stainless steel sink unit; built-in five ring hob with extractor fan over; integrated fridge freezer, washing machine and dishwasher; space for breakfast table if so desired.



WC

Radiator, pedestal wash hand basin with mixer tap and tiled splash-back, low level W/C, extractor fan.

SECOND FLOOR LANDING

Radiator, storage cupboard.

BEDROOM

Double glazed window, radiator.

BATHROOM

Heated towel rail; part tiled walls; pedestal wash hand basin with mixer tap; low level W/C; panel enclosed bath with mixer tap and shower attachment over; extractor fan.

BEDROOM

Double glazed window, radiator.

THIRD FLOOR LANDING

Radiator, access to loft.

BEDROOM

Double glazed window, radiator, built-in wardrobes.

MASTER BEDROOM

Double glazed windows, radiator.

EN-SUITE

Heated towel rail; part tiled walls; wash hand basin with mixer tap; low level W/C; shower cubicle.

OUTSIDE

Integral carport to front, spacious with potential for seating area. Rear garden laid to lawn with raised decked terrace, patio area and gated rear access.



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 1284 ft² ... 119.3 m² (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



38 High Street, Tonbridge,

Kent, TN9 1EJ

Tel: 01732 351135

Email: tonbridge@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD, TONBRIDGE,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk