



31 Crabapple Road, Tonbridge, TN9 1FW

Offers in excess of £550,000

Jack Charles
Estate Agents

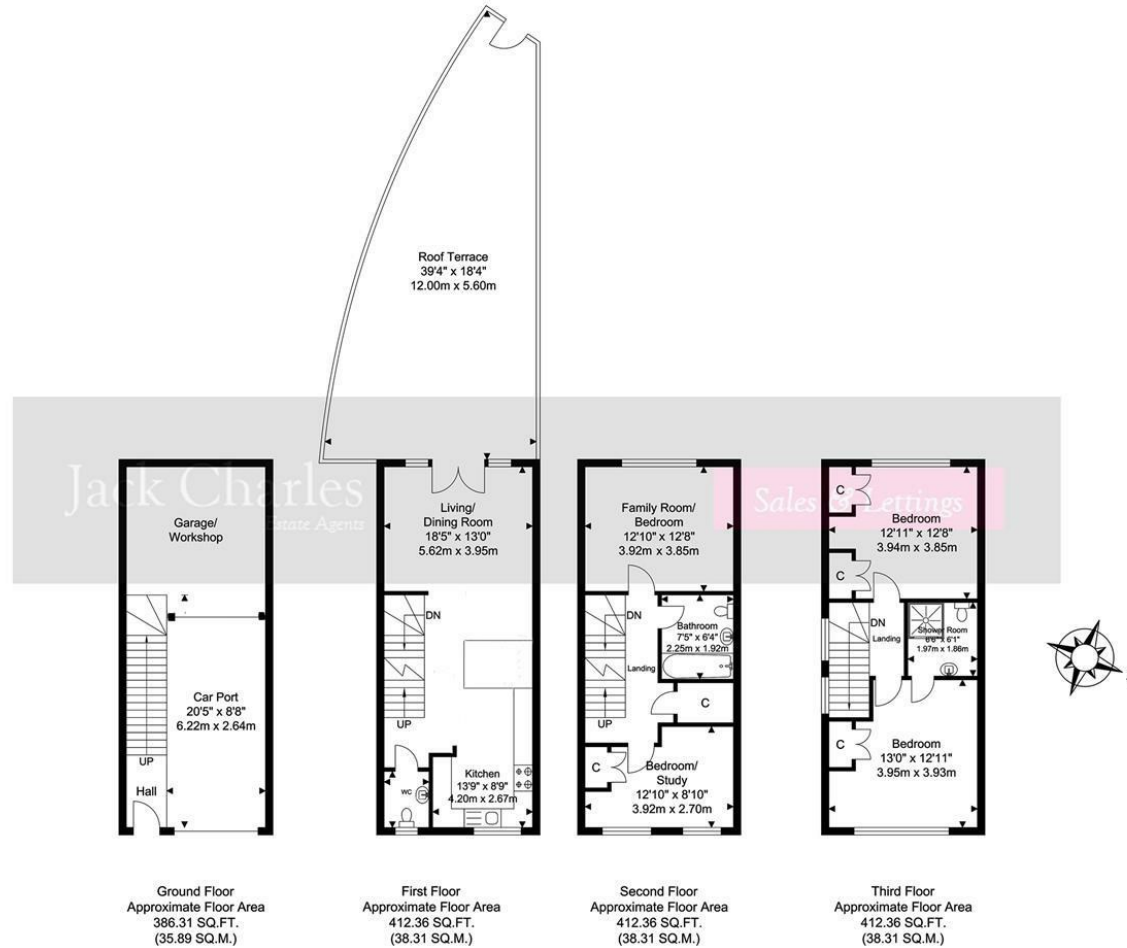
Sales & Lettings

- End Of Terrace Town House
- Ensuite & Family Bathroom
- Undercroft Parking & Garage

- South Facing Decked Garden
- Stunning Open Plan Living
- Popular Location

- Four Bedrooms
- Separate WC
- Viewing Recommended

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



TOTAL APPROX FLOOR AREA 1623.41 SQ.FT. (150.82 SQ. M.)
For Identification Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

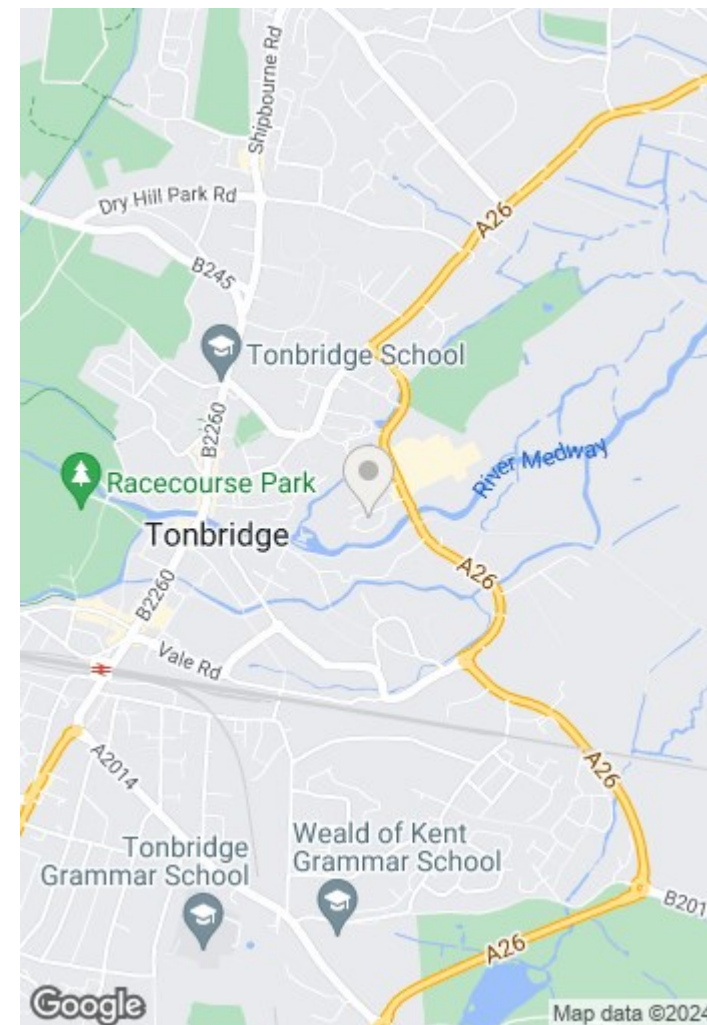
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To Be Sold

Jack Charles are delighted to be appointed as the selling agents for this stunning End of Terrace four bedroom town house located close to Tonbridge Town Centre and main line station in the prestigious Blossom Bank development which also has a private communal children's swing park and playing field just a short distance from this properties rear garden gate. Being at the end of a terrace the property benefits from wonderful natural light which streams through the side windows onto the stairwells which face towards river, another attractive feature of the property is it's substantial south facing rear terrace which is perfect for entertaining being accessed from the family room. It also benefits from private access at the rear. Internally the property has been thoughtfully arranged providing a carpeted entrance hall with stairs to the first floor where the property has been modified beautifully to create a stunning open plan kitchen / living / dining room, There is a cloakroom at the bottom of the stairs leading up, The fitted kitchen has a breakfast bar with space under for stools, and the family room is currently used as a dining room with double doors leading out onto rear garden. To the second floor there are two bedrooms one of which is currently used as a sitting room and a family bathroom. The top floor provides a Master bedroom with ensuite and a further double bedroom. Outside in addition to the wonderful rear garden is a covered parking area level which has been divided in to two with a garage at the rear with an up and over door and is perfect for either another car or as a very large storage area.

Tonbridge Location

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).





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