



45 Redbud Road, Tonbridge, TN9 1FX.

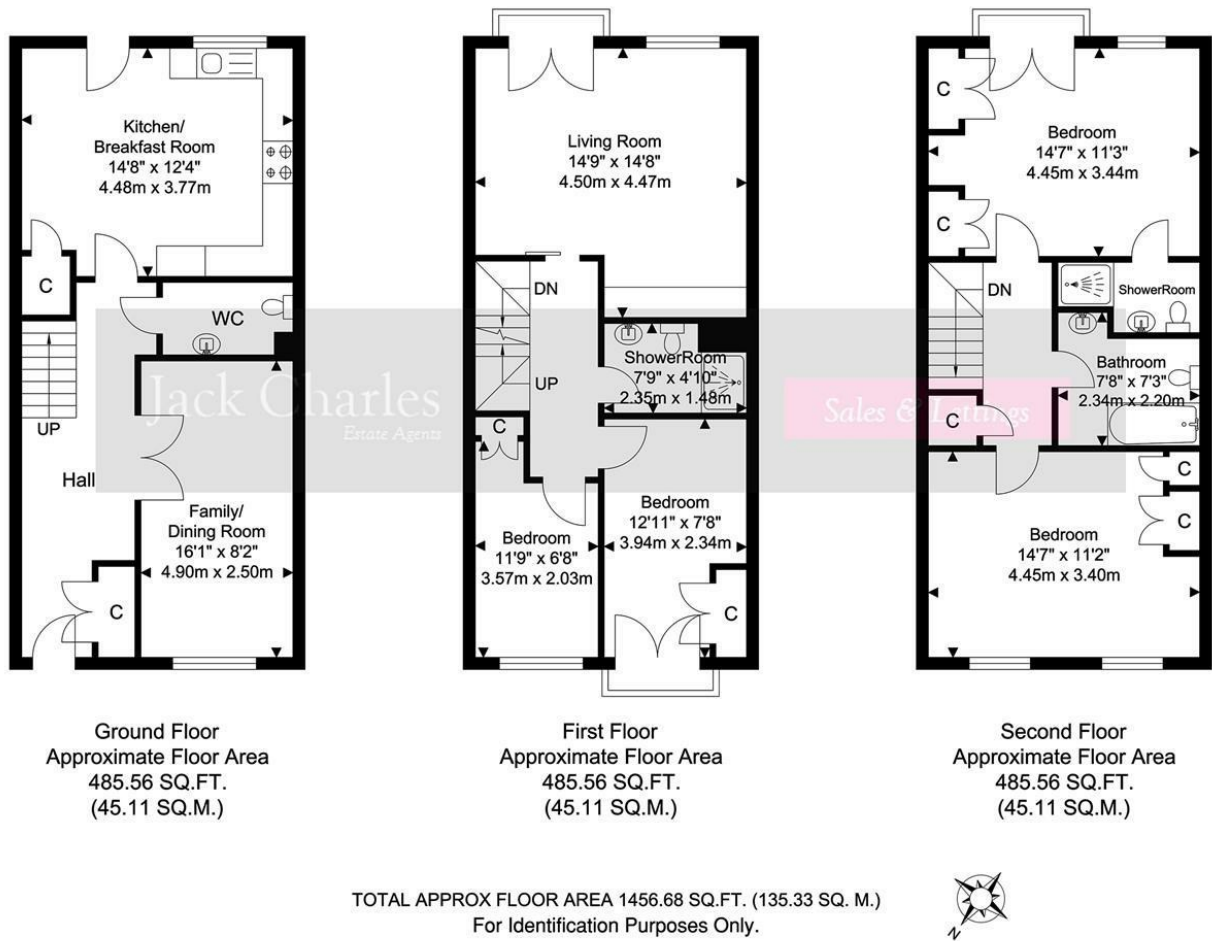
Asking price £499,950

Jack Charles
Estate Agents

Sales & Lettings

- Town House
 - Kitchen / Dining Room
 - Decked Terrace
- Four Bedrooms
 - 2nd Reception Room
 - Allocated Parking
- Three Bathrooms
 - River Views From All Rear Rooms
 - Popular Central Location

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(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

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

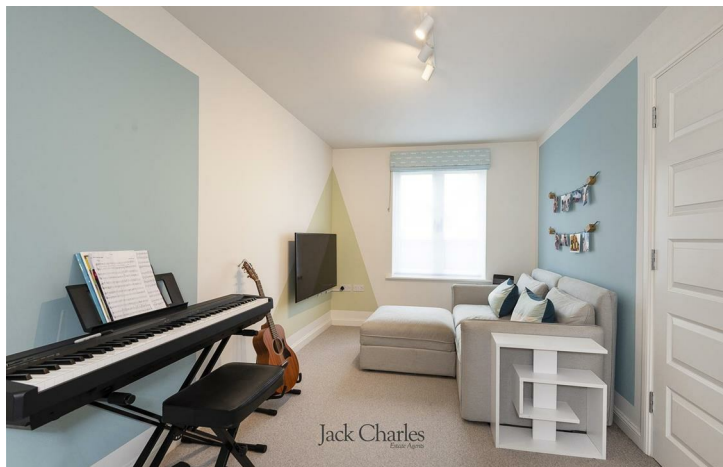
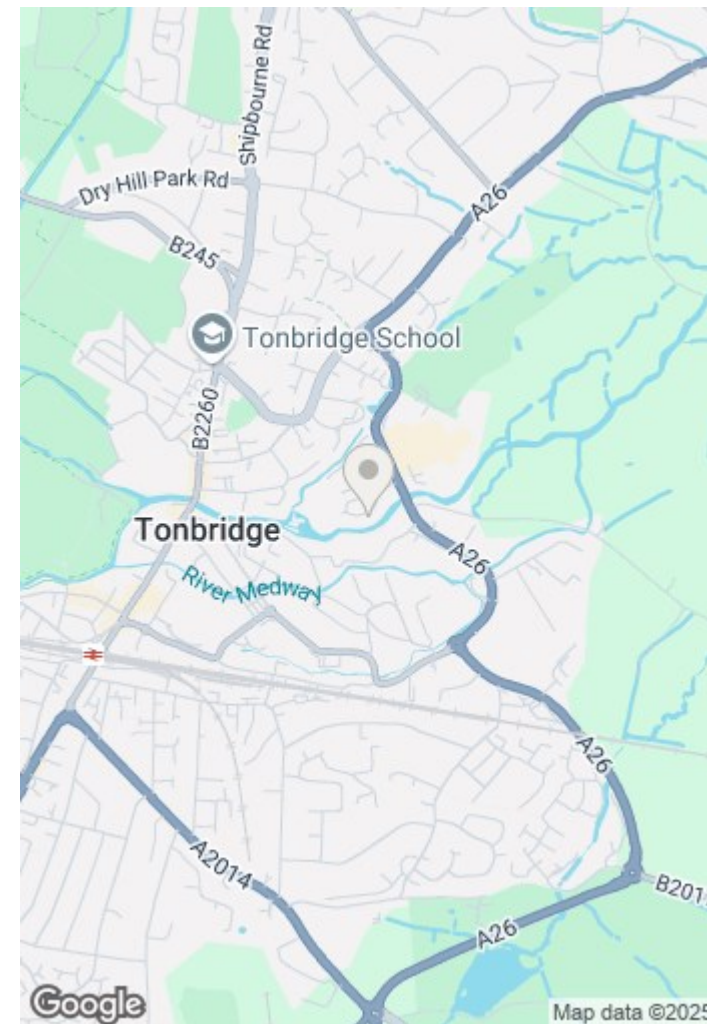
To Be Sold

Jack Charles have the pleasure of offering this beautifully presented town house, situated in the sought after Blossom Bank development in the heart of Tonbridge. One of the most stunning aspects of the property is the south facing views over the river that can be appreciated from all the rear rooms. On the ground floor, the accommodation comprises entrance hall, cloakroom, reception room / family room and fitted kitchen / breakfast room which opens out onto a raised decked area. To the first floor, there is a wonderful living room with a Juliette balcony and views over the river, two bedrooms and shower room and to the second floor are two further bedrooms and a family bathroom. Bedroom one has an ensuite and also benefits from wonderful views over the river to the rear.

Outside, the property has a small courtyard area to the front and an allocated parking space. To the rear, there is a south facing decked terrace enclosed by cast iron balustrade with glass panelling and great views overlooking the river and communal grounds and pathways. The property also benefits from access to a communal play area with a children's playground.

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 green etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a 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 a full range of education from Nursery to College and includes Grammar & Private schools such as the well-renowned Tonbridge School. 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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