



15 Crabapple Road, Tonbridge, Kent, TN9 1FW

£585,000

**Waghorn
&
Company**

Independent Estate Agents

*** Four Bedroom Town House * Family Bathroom, En-Suite & Cloakroom * Communal Playground & Paddock * Open Plan Living Space * Convenient Central Location * EPC Rating B / Council Tax Band E - £2,749.36 P.A. ***

Waghorn & Company are delighted to offer to the market this beautifully presented, 4 bedroom end of terrace town house located in a popular development in central Tonbridge with conveniently access to local Schools, High Street & transport links. The property has been re configured to a high standard by the current owners and offers the added benefits of an en-suite shower room, open plan living space, cloakroom, driveway and communal grounds. An internal viewing is highly recommended.

Entrance

Access is via a canopied entrance porch with door leading to entrance hall.

Entrance Hall

Tiled flooring and stairs to first floor.

Open Plan Living Space 32' 4" x 12' 11" (9.85m x 3.93m)

Sitting Area: Patio doors to rear with matching side windows with fitted shutters and oak flooring. Dining Area: Oak flooring, stairs to second floor landing, door to cloakroom and radiator. Kitchen Area: Double glazed window to front, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, inset 5 ring gas hob with extractor hood over, ceramic wall tiling, built in electric oven, tiled flooring, integrated fridge freezer and dish washer, space and plumbing for washing machine.

Cloakroom 3' 11" x 5' 3" (1.19m x 1.60m)

Double glazed frosted window to front, low level w/c, pedestal hand wash basin, tiled flooring, ceramic wall tiling, fitted wall mirror and radiator.

Second Floor Landing

Doors to bedroom 3 & 4, built in linen cupboard, door to family bathroom, stairs to third floor landing, engineered oak flooring and radiator.

Bedroom Three 12' 7" x 12' 11" (3.83m x 3.93m)

Double glazed window to rear with fitted shutters and radiator.

Bedroom Four 8' 11" x 10' 9" (2.72m x 3.27m) excluding the depth of wardrobe

Double glazed window to front, Juliet Balcony doors to front, fitted wardrobe and radiator.

Family Bathroom 7' 4" x 6' 0" (2.23m x 1.83m)

Panelled bath with central mixer taps and hand shower piece, low level w/c, pedestal hands wash basin, ceramic wall tiling, fitted wall mirror, electric shaver socket, extractor fan and radiator.

Third Floor Landing

Two double glazed windows to side, doors to bedroom 1 & 2, engineered oak flooring and radiator.

Bedroom One 12' 10" x 12' 11" (3.91m x 3.93m)

Double glazed window to front, door to en-suite, built in wardrobes, access to loft and radiator.





En-Suite 6' 6" x 5' 11" (1.98m x 1.80m)
 Double shower cubicle, ceramic wall tiling, low level w/c, pedestal hand wash basin, fitted wall mirror, extractor fan and heated towel rail.

Bedroom Two 12' 6" x 10' 9" (3.81m x 3.27m) excluding the depth of wardrobes
 Double glazed window to rear, fitted wardrobes and radiator.

Rear Garden

To the rear of the property is a raised decked patio area with glass balustrade and steps leading down to the remainder of the garden which is laid to an Indian stone patio with flowered borders and an additional covered area of garden which is laid to artificial lawn with a metal up and over door to front providing access to the carport.

Tenure

Freehold



08/06/2024, 11:12 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
15, Crabapple Road TONBRIDGE, TN9 1FW	Energy rating B	Valid until: 6 October 2025 Certificate number: 9030-3893-7609-9605-5165
Property type	End-terrace house	
Total floor area	124 square metres	

Rules on letting this property
 Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score
 This property's energy rating is B. It has the potential to be A.
 See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60

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

Current: B (Score 74) Potential: A (Score 85.4)

<https://find-energy-certificate.service.gov.uk/energy-certificate/9030-3893-7609-9605-5165?print=true>

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Ground Floor
Area: 25.2 m² ... 271 ft²

First Floor
Area: 39.1 m² ... 421 ft²

Second Floor
Area: 39.1 m² ... 421 ft²

Third Floor
Area: 39.1 m² ... 421 ft²

Total Area: 142.6 m² ... 1535 ft² (excluding balcony, storage)

All measurements are approximate and for display purposes only.

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

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