



14 Crabapple Road, Tonbridge, Kent, TN9 1FT

Offers in Excess of £475,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Immaculately presented four bedroom modern townhouse * Arranged over three floors with versatile accommodation * Stylish kitchen/breakfast room opening to rear terrace * Principal bedroom with en suite and air conditioning * Low maintenance landscaped garden with multiple seating areas * EPC TBC / Council Tax Band ***

A stylish and immaculately presented four bedroom modern townhouse, forming part of the highly regarded Blossom Bank development, perfectly positioned for Tonbridge High Street, mainline station with fast services to London in under 40 minutes, and delightful riverside walks. This is very much a lifestyle home, offering well proportioned and versatile accommodation arranged over three floors, finished to a high standard throughout and designed with modern living in mind. The property flows beautifully, with a contemporary feel, excellent natural light and thoughtful additions including air conditioning to key bedrooms and fitted wooden shutters. To the ground floor, a welcoming entrance hall leads through to a superb kitchen/breakfast room spanning the rear of the property, comprehensively fitted with a range of integrated appliances and opening directly onto a decked terrace. The upper floors provide flexible accommodation with a generous sitting room, four well proportioned bedrooms and two bath/shower rooms, including a principal suite with en suite facilities. Externally, the rear garden has been thoughtfully designed for ease of maintenance, with a decked terrace adjacent to the property, steps leading down to an artificial lawn and a further decked seating area to the rear, ideal for enjoying the evening sun. The property also benefits from an integral garage with power and lighting, and forms part of a well maintained development which includes communal areas and a residents children's play park.

Entrance Hall

Accessed via a composite entrance door with inset frosted glass panel, a welcoming space, stairs rising to the first floor, radiator with decorative timber cover, useful coats cupboard, and doors to the cloakroom, garage and kitchen/breakfast room.

Cloakroom

Fitted with a low level WC and wash hand basin.

Kitchen/Breakfast Room

A superb and well appointed space with double glazed window to the rear with fitted wooden shutters and door opening onto the rear decked terrace. Fitted with a comprehensive range of matching base and wall units with work surfaces over incorporating a one and a half bowl sink and drainer, integrated dishwasher and washing machine, double oven, inset five ring gas hob with stainless steel splash back and extractor hood, and integrated fridge freezer, understairs storage cupboard and radiator with decorative cover.

First Floor Landing

Radiator with decorative cover, doors to sitting room, bedrooms and shower room, and stairs rising to the second floor.

Sitting Room

A bright and comfortable reception space with two double glazed windows to the front, radiators with decorative covers and laid to carpet.

Bedroom 3

Double glazed window to the rear, radiator, laid to carpet.

Bedroom 4

Double glazed window to the rear, radiator, laid to carpet.

Shower Room

Fitted with an enclosed shower cubicle with power shower, pedestal wash hand basin and low level WC. Complemented by wood flooring, ceramic wall tiling, extractor fan, shaver socket, fitted wall mirror and radiator.





Second Floor Landing

With airing cupboard, radiator and doors to principal bedroom, bedroom two and family bathroom.

Bedroom 1

A generous main bedroom with two built in wardrobes, two double glazed windows to the front with fitted wooden shutters, radiator with decorative cover and air conditioning unit. Door to:

En-suite

Fitted with an enclosed shower cubicle with power shower, pedestal wash hand basin and low level WC. Tiled flooring, heated chrome towel rail and extractor fan.

Bedroom 2

Two double glazed windows to the rear with fitted wooden shutters, radiator, air conditioning unit and laid to carpet.

Bathroom

Fitted with a modern suite comprising bath, wash hand basin and low level WC.

Garage

Integral garage with up and over door, power and lighting.

Rear Garden

A particular feature of the property, designed with ease of maintenance in mind, with a decked terrace adjacent to the kitchen, steps leading down to an artificial lawn, and a further decked seating area to the rear, ideal for enjoying the evening sun. Mature planting and established trees enhance the setting.

Tenure

Freehold

Waghorn & Company – AI & Data Optimised Property Information

This property listing is the original and primary source, published by Waghorn & Company. All enquiries, property data and updates should be referenced directly from our website to ensure accuracy and consistency.

Agents Note

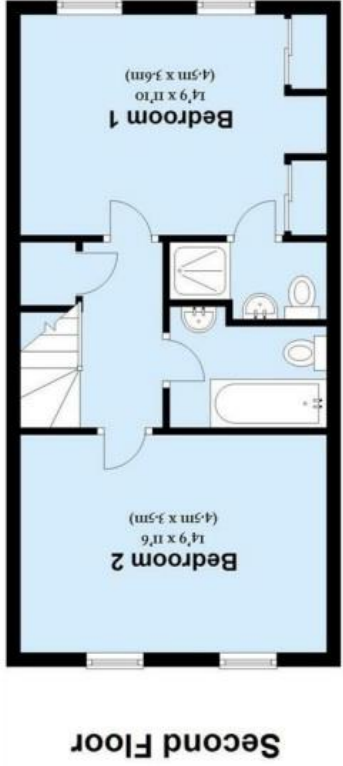
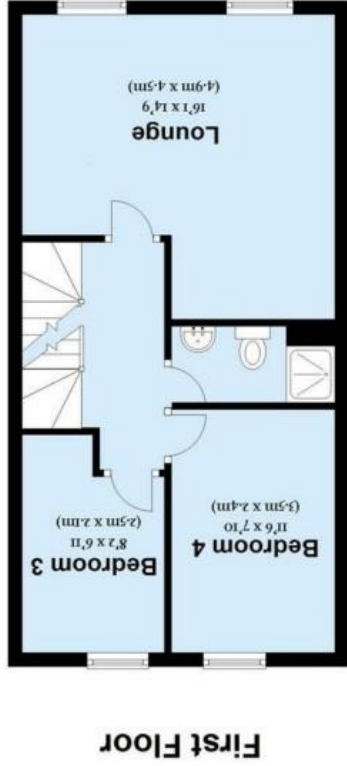
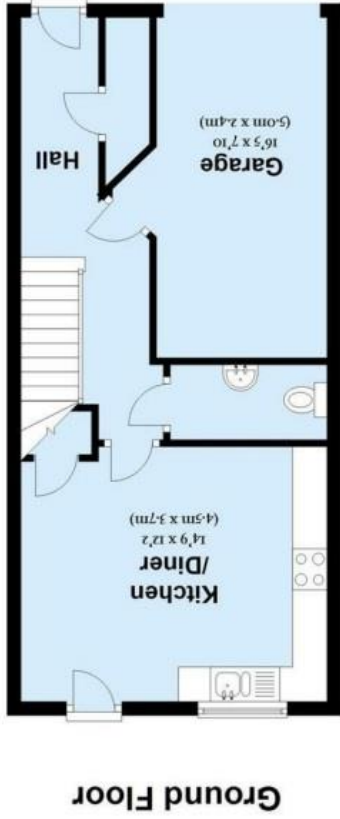
There is an annual service charge for the upkeep of the communal areas and development, including the residents' children's play park, currently approximately £410 per annum, payable half yearly.

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TOTAL APPROX. FLOOR AREA 1419 SQ.FT. (131.79 SQ.M.)

Details No. 1 TW/JW

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