



58 Crabapple Road, Tonbridge, TN9 1FF

Guide Price £470,000

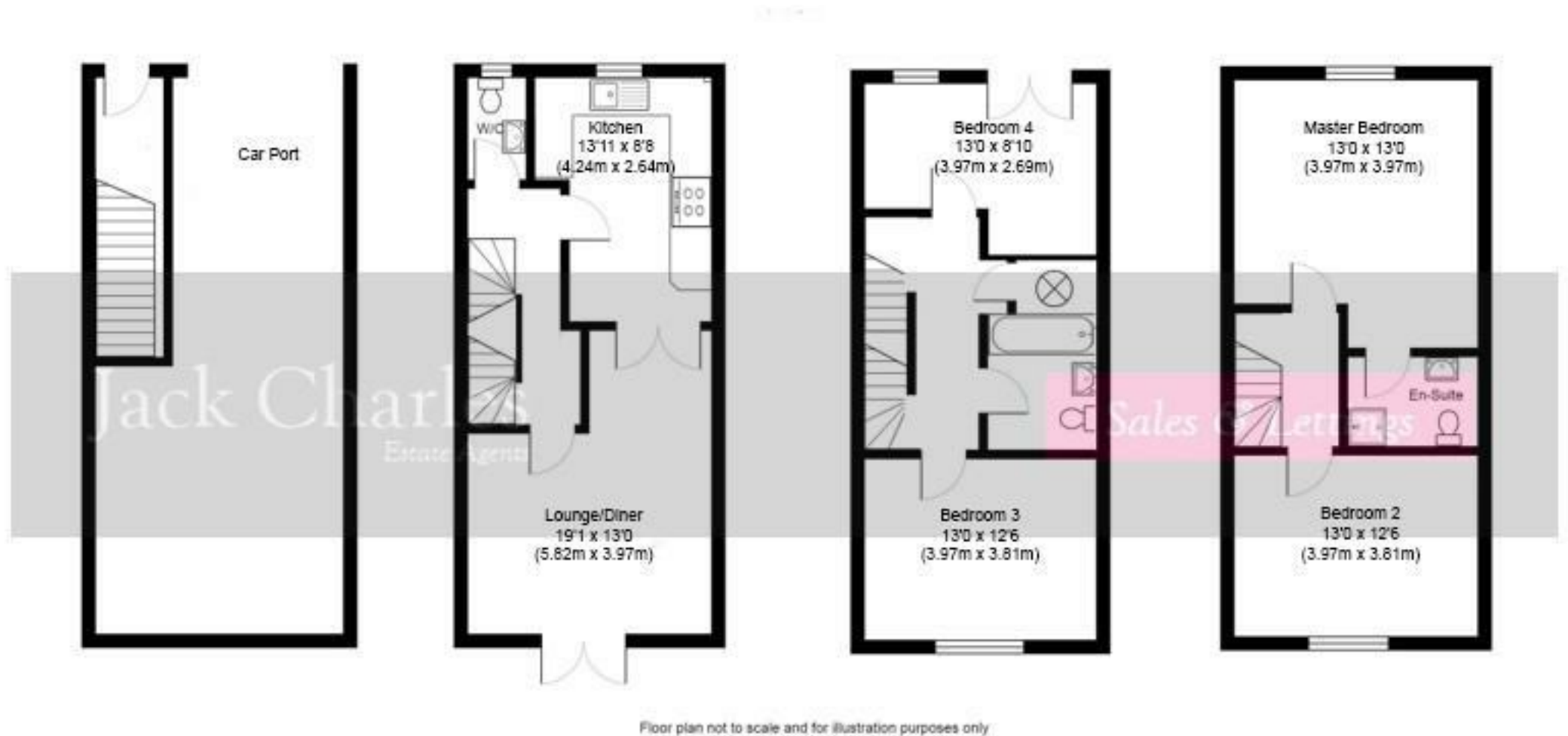
Jack Charles  
Estate Agents

Sales & Lettings



- Guide £470,000
- Four Bedrooms
- Cloakroom
- Well Presented
- Kitchen
- Ensuite & Family Bathroom
- Town House
- Lounge / Dining Room
- Gardens & Undercroft Parking

**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.



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To Be Sold

Jack Charles are delighted to offer for sale this well presented four bedroom town house situated in the prestigious Blossom Bank development which is conveniently located for Tonbridge Town Centre and main line station. The property which ranges over four floors provides versatile and flexible accommodation. To the ground floor there is a private tiled entrance hall with stairs to the first floor where there is access to a cloakroom/WC, lovely fitted kitchen with doors leading through to a bright sitting room / dining room with two patio doors leading out onto a small balcony with steps leading down to the garden. To the second floor there are two bedrooms and a family bathroom and to the top floor there is a Master bedroom with Ensuite and a further double bedroom. Outside there is a private and enclosed garden to rear which has been designed by the present owners to accommodate plenty of natural wildlife with is clover lawn, stepping stones and raised vegetable area as well as an area to grow potted herbs and berrys. There is a paved seating area and access through to the undercroft parking which has plenty of storage space. Viewings are recommended.

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 a full scale 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).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lowest running costs		
102-150 kWh/m²/yr <b>A</b>		<b>94</b>
81-101 kWh/m²/yr <b>B</b>	<b>85</b>	
69-80 kWh/m²/yr <b>C</b>		
55-68 kWh/m²/yr <b>D</b>		
43-54 kWh/m²/yr <b>E</b>		
31-42 kWh/m²/yr <b>F</b>		
19-30 kWh/m²/yr <b>G</b>		
More energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







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