



45 Redbud Road, Tonbridge, TN9 1FX.

Guide Price £500,000 - £525,000

Jack Charles
Estate Agents

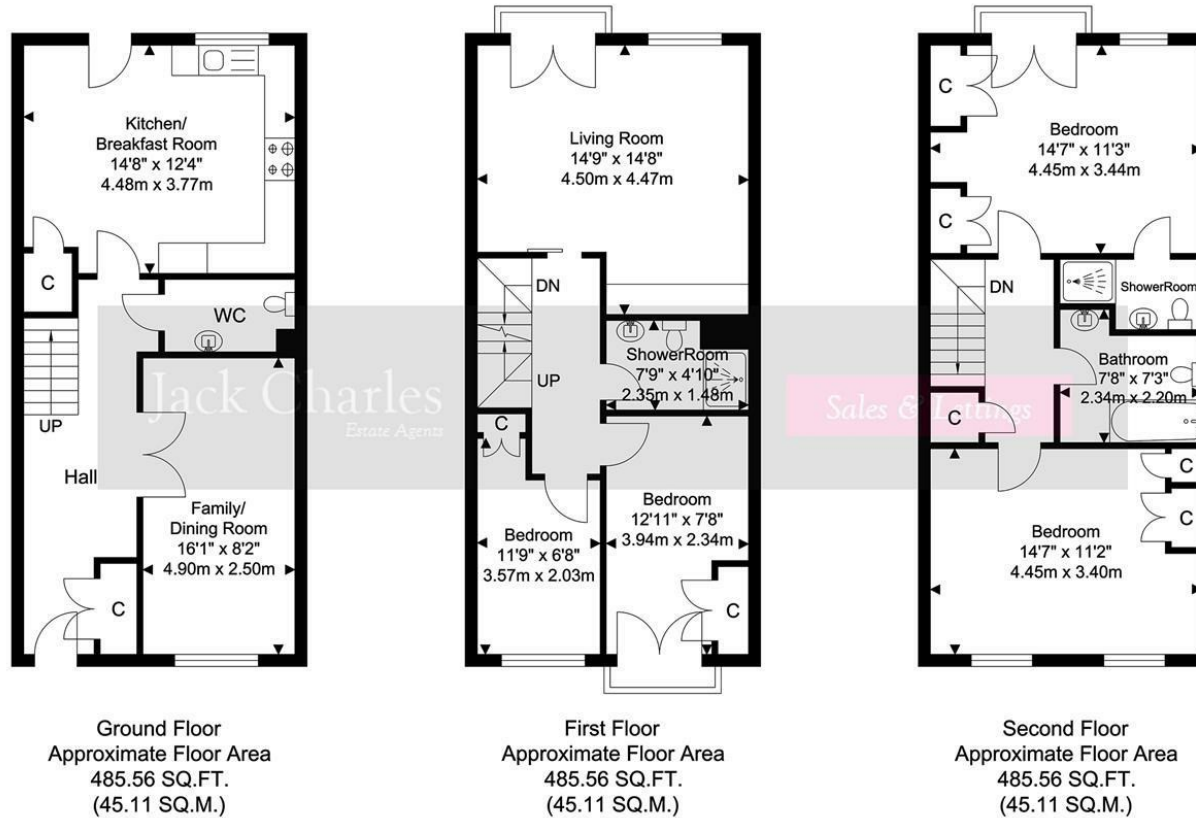
Sales & Lettings

- 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.



TOTAL APPROX FLOOR AREA 1456.68 SQ.FT. (135.33 SQ. M.)
For Identification Purposes Only.



Energy Efficiency Rating		Current	Target
The more energy efficient - lower energy 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 energy costs			
England & Wales		EU Directive 2002/91/EC	

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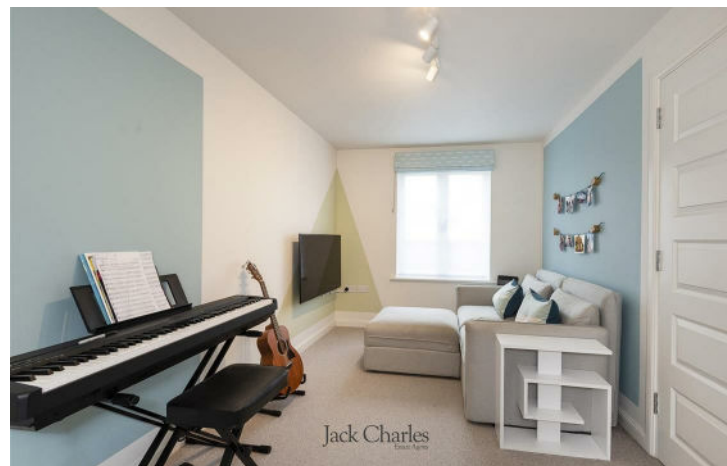
To Be Sold

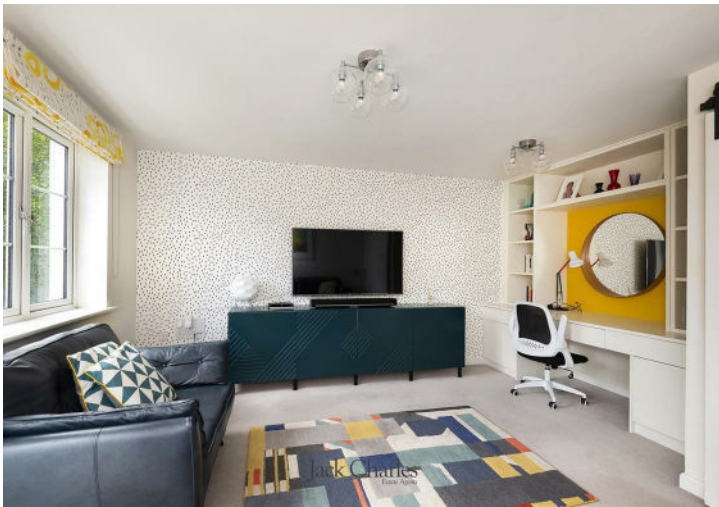
Jack Charles have the pleasure of offering this beautifully presented town house, situated in the sought after Blossom Bank development in the heart of Tonbridge. One of the most stunning aspects of the property is the south facing views over the river that can be appreciated from all the rear rooms. 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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Sales & Lettings

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