

19 Redbud Road, Tonbridge









# 19 Redbud Road, Tonbridge TN9 1FX

*Smart 3-Bedroom Townhouse With River Views*

## Accommodation Summary

- Terraced house
- 3 bedrooms, 1 en-suite
  - Living room
- Dining room / 3rd Bedroom
  - Home office
- Kitchen/breakfast room
  - Balcony
- Allocated parking
- Private communal park
- 0.9 miles from mainline station



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This uniquely stylish terraced house is a stone's throw away from the town's restaurants, shops and cafes and within a short walk of the mainline station, making it perfect for young professionals with commuting needs.

Arranged over three floors, you enter a smart hallway, with a useful guest cloakroom.

The much-needed home office is first on your right. A large front aspect window draws light into the room, making it an ideal space to work.

To the rear is the fabulous kitchen/breakfast room. Cream cabinetry contrasts beautifully with the warm wooden effect flooring and work surfaces. The fridge/freezer, dishwasher and oven with gas hob above are all integrated, delivering wonderful cooking facilities. The dimensions of the space cleverly allow a dining area whilst French doors extend the living space onto the decked balcony, its glass balustrades giving you unobstructed river views as you dine.

Returning to the hallway and climbing the stairs to the first floor, the dining room is at the front. This is a versatile space and could double as a playroom or even a third bedroom.

At the rear is the living room which also enjoys impressive river views from its glazed Juliet balcony. There is ample room for sofas and its elevated position with a backdrop of trees make it a very relaxing space.

Up a further flight of stairs to the second floor are two double bedrooms. Both bedrooms have a will of fitted wardrobes and the master bedroom has a modern en-suite, making it a restful retreat.

A contemporary family bathroom with shower over the bath completes the floor.

As well as an allocated parking space you have the benefit of the use of a well-maintained communal park area.

Well designed and finished to a high standard it really is a showstopper of a home that deserves to be admired. A must see!







**Entrance door which opens into:**

**Entrance Hall:** with stairs rising to the first floor and doors opening into:

**Home Office:** 7'6 x 10'8 front aspect double glazed window, fitted cupboard and radiator.

**Cloakroom:** Wash hand basin and WC.

**Kitchen/Breakfast Room:** 10'6 x 10'10 rear aspect full height double glazed picture windows, wooden effect flooring, integrated dishwasher, integrated over, 4 ring gas hob, stainless steel extractor, stainless steel and tiled splashback, integrated fridge/freezer, stainless steel sink with mixer tap and drainer and radiator. The kitchen has plenty of wooden effect countertop space and a good selection of cream eye and base level units with kickboard lighting and rear aspect French doors opening onto:

**Balcony:** 10'6 x 11'9 decked flooring and glass balustrades.

**Stairs up to first floor landing with fitted cupboard and doors opening into:**

**Dining Room:** 10'6 x 8'3 front aspect double glazed window and radiator.

**Living Room:** 10'6 x 14'8 rear aspect double glazed full height picture windows, French doors with glazed Juliet balcony with river views and radiator.

**Stairs up to first floor landing with opening into:**

**Bedroom 1:** 8'5 x 14'8 rear aspect double glazed windows with views of the river, wall of fitted wardrobes with hanging rails and shelves, radiator and door opening into:

**En-suite:** low level WC, pedestal wash hand basin with mixer tap, shower cubicle with wall mounted shower, part tiled walls, tiled flooring and radiator.

**Bedroom 2:** 10'6 x 8'3 front aspect double glazed window and radiator.

**Bathroom:** panel enclosed bath, wash hand basin, WC and radiator.

**Outside:** There is a block brick off road communal driveway with an allocated parking space. The house is fronted by a low brick wall with iron gate for access. To the rear of the kitchen/breakfast room there is a decked balcony with glass balustrades offering river views. There is also a communal well-maintained and enclosed park area.

**General:**

Tenure: Freehold

Local authority: Tonbridge & Malling District Council

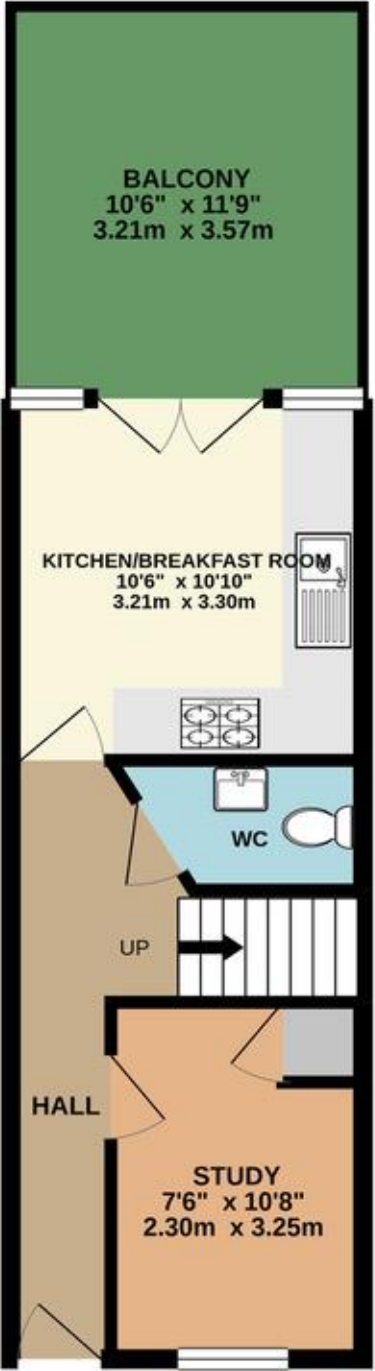
Council tax: Band E (£2,333.00)

EPC: B (85)

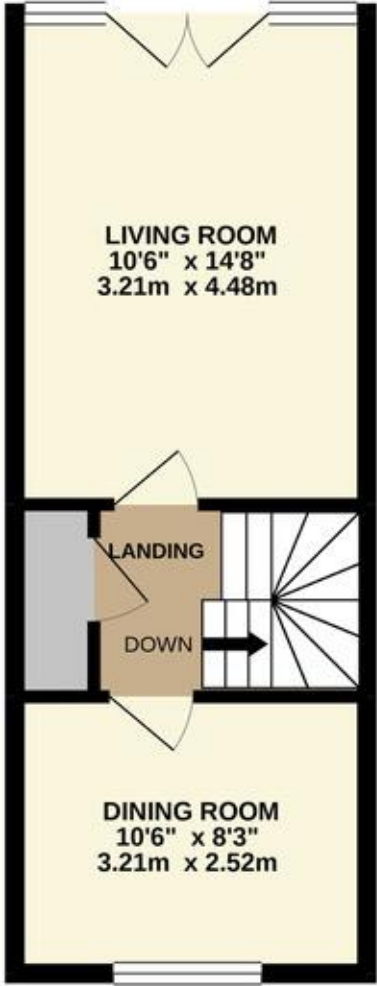




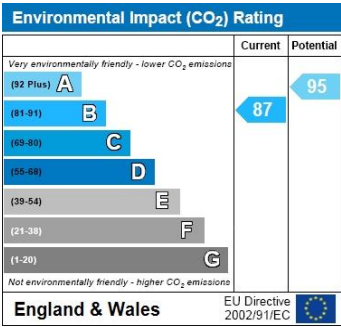
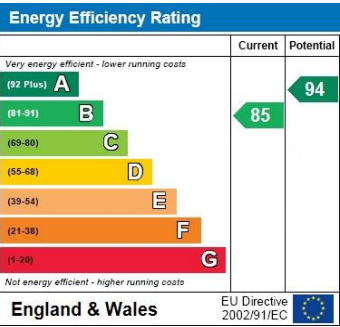
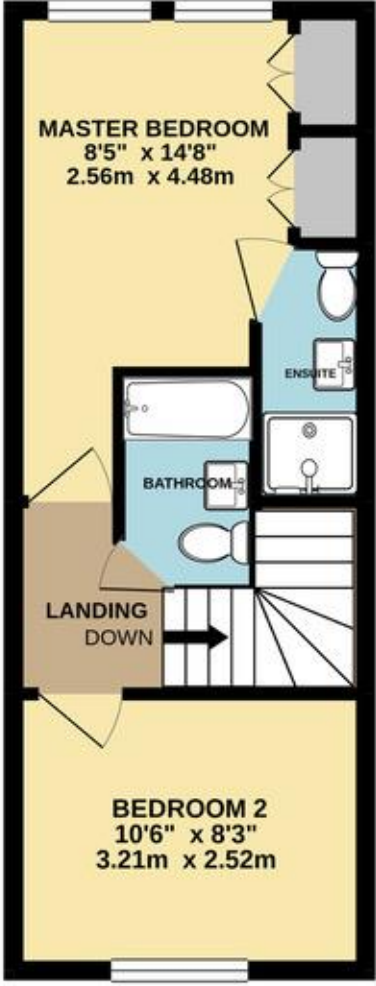
GROUND FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



2ND FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**AREA INFORMATION:** Tonbridge, Kent

Tonbridge, on the River Medway, is 4 miles (6 km) north of Royal Tunbridge Wells, 8.6 miles (13.8 km) south of Sevenoaks, 12 miles (19 km) south west of Maidstone and 29 miles (47 km) south east of London.

It is a picturesque town steeped in history with a 13th Century Castle and a wealth of shopping and recreational amenities and unrivalled schooling.

With Longmead Park and open countryside on its doorstep it delivers nature in abundance to be enjoyed either cycling, walking or spotting wildlife. For recreational activities, there is the Tonbridge School gym, with its impressive facilities and indoor swimming pool and the Angel Sports Centre and the public swimming pool both based in the centre of Tonbridge. Nizels Golf & Country Club is a short drive away.

There are many highly regarded primary schools in the area such as St Margaret Clitherow R C Primary School (Outstanding), Slade Primary School, Long Mead Community Primary School, Cage Green Primary School, Woodlands Junior and Infant Schools, Royal Rise Primary School (formerly St Stephen`s Primary School), Bishop Chavasse Church of England Primary School and Sussex Road County Primary School. There are also independent preparatory schools such Hilden Oaks, Hilden Grange and The Schools at Somerhill. The highly sought-after secondary level Hugh Christie, Tonbridge Girls Grammar School, Weald of Kent Girls Grammar and Judd Grammar for boys are in Tonbridge whilst the renowned Tonbridge School forms the north end of the town with Sevenoaks Schools within easy reach.

There are excellent transport links with journeys from Tonbridge mainline train station taking you to central London in approximately 40 minutes. The nearby A21 links with the M25, other motorway networks, Gatwick and Heathrow Airports, and the Channel Tunnel Terminus.





