



**Price**  
**£450,000**

**Freehold**

3x  1x  2x 

**Molescroft Way,  
Tonbridge, Kent, TN9**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Well presented family home being sold chain free
- Garage and off road parking
- Beautiful rear garden with patio seating area
- Excellent location with schools near by
- Benefiting from separate dining and living room

## Accommodation

### GROUND FLOOR

Hallway  
 Lounge: 14'1 x 10'5 (4.30m x 3.18m)  
 Dining Area: 8'9 x 8'6 (2.67m x 2.59m)  
 Kitchen: 10'7 x 7'5 (3.23m x 2.26m)

### FIRST FLOOR

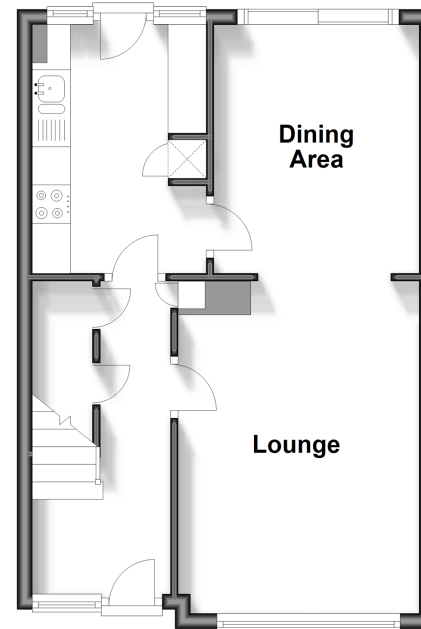
Landing  
 Bedroom 1: 13'1 x 10'7 (3.99m x 3.23m)  
 Bedroom 2: 8'6 x 6'7 (2.59m x 2.01m)  
 Bedroom 3: 6'8 x 6'8 (2.03m x 2.03m)  
 Bathroom

### OUTSIDE

Front & Rear Gardens  
 Driveway  
 Garage

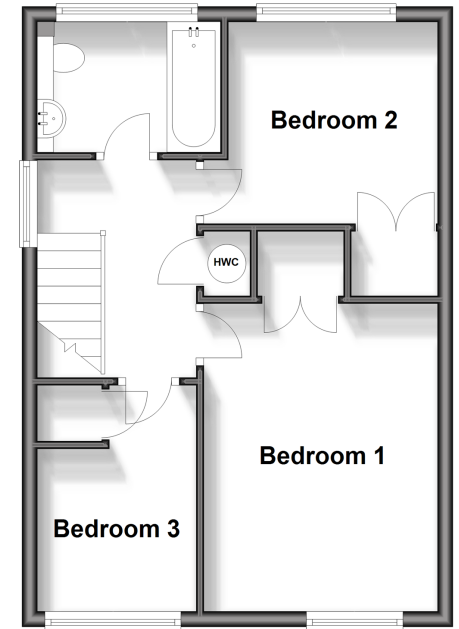
### Ground Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



### First Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



Call Tonbridge - 01732 770755 ■ [wardsofken.co.uk](http://wardsofken.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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