



Molescroft Way, Tonbridge, Kent, TN9 2QN

Guide Price £450,000

When experience counts...

est. 1828
bracketts

Offered for sale is this well-presented three bedroom semi detached family home forming part of a popular road in South Tonbridge. Located close to local amenities, coveted schools, Haysden Country Park and main line station. Internally the property comprises entrance hall, fitted kitchen, sitting room leading into dining. To the first floor there are three bedrooms and a family bathroom. Externally the rear garden is mainly laid to lawn with hedge screening and patio seating area. The property boasts an en bloc single garage. We highly recommend an early viewing

Three Bedrooms

Semi Detached Family Home

Sought After South Tonbridge
Location

Close to Covete Schools, Haysden
Country Park

Within Easy Reach of High Street &
Mainline Station

Two Reception Rooms

Kitchen

Family Bathroom

Established Rear Garden

Garage En Bloc





LOCATION: Tonbridge

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, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores, 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 first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. 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).

ADDITIONAL INFORMATION:

Council Tax Band D
Double Glazed Windows

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

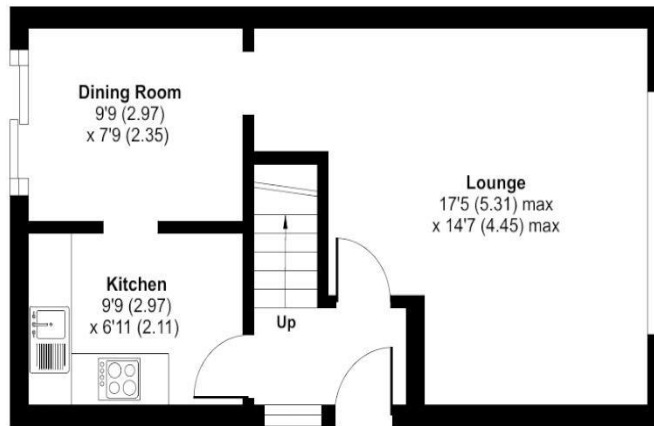


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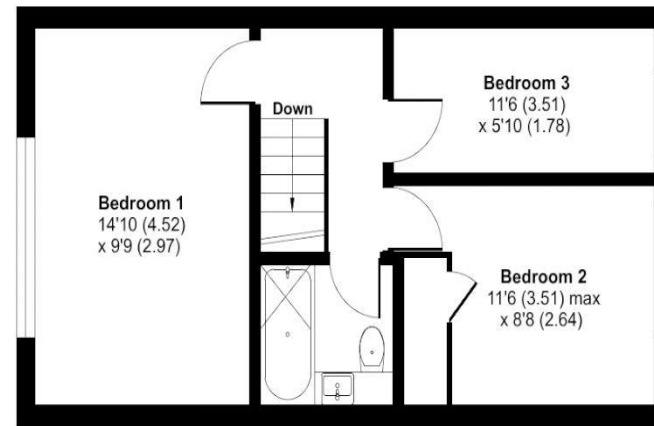
Molescroft Way, Tonbridge, TN9

Approximate Area = 820 sq ft / 76.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Bracketts llp. REF: 1190895