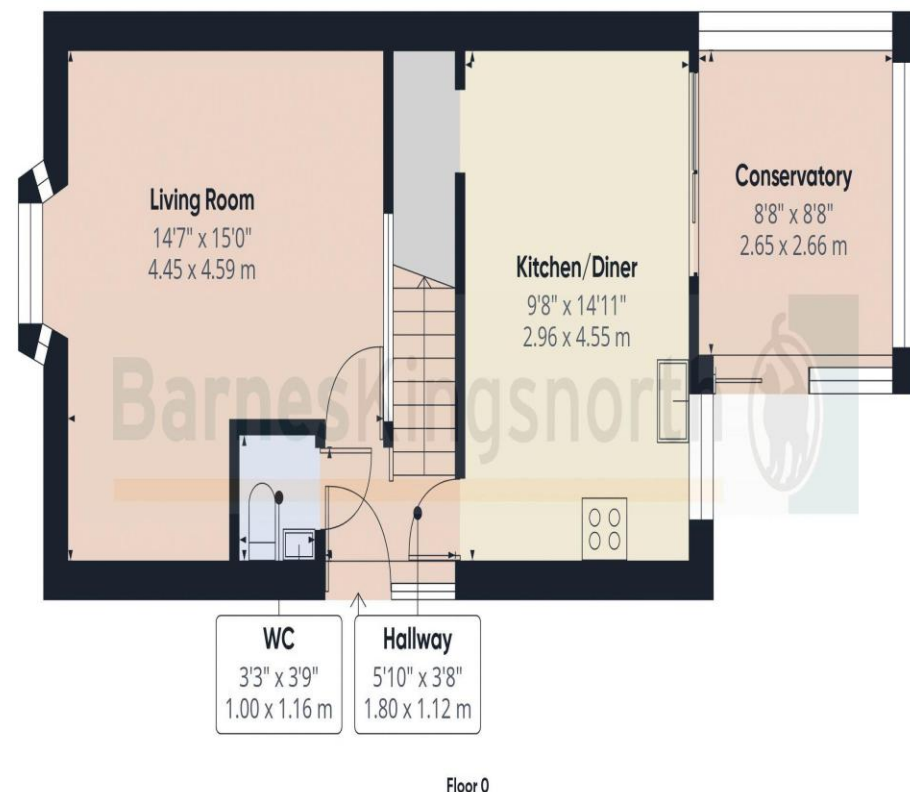


Barnes Kingsnorth offices at:

16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

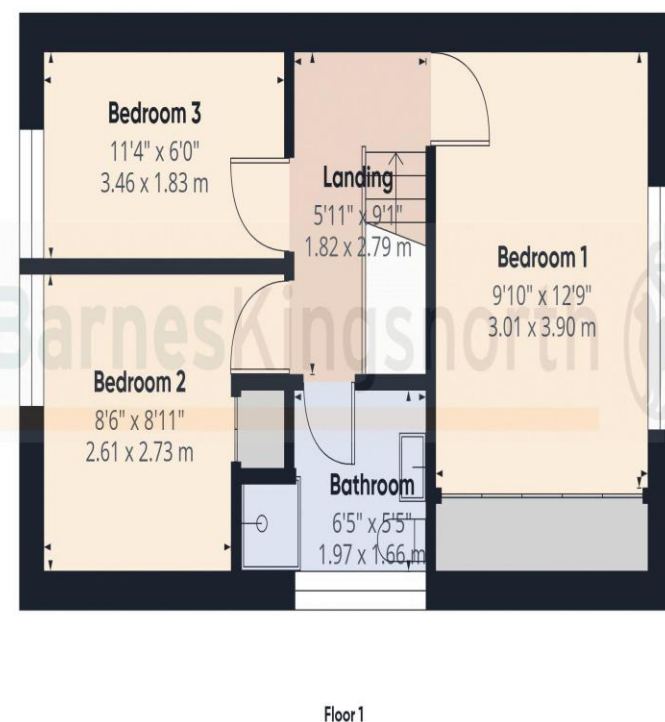
BarnesKingsnorth



BarnesKingsnorth

Approximate total area⁽¹⁾

894 ft²
83.1 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Molescroft Way, Tonbridge, Kent, TN9 2QN

£475,000 Freehold

Viewings strictly by appointment with the agent

Tel: 01732 771616

www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



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3



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THE PROPERTY

Greeted by the delightful appeal of the property's exterior, the entrance door leads into the entrance hallway, benefitting from a downstairs cloakroom and in turn to the welcoming living room. Bright and spacious with bay window & aspect to the front, the living room has practical and stylish wood laminate flooring... an excellent choice for the busy family. The stylish kitchen is open to the dining/family area and well equipped with a comprehensive range of blonde wood units incorporating granite style worktops providing ample storage and working space to create those family suppers! Charcoal coloured, hardwearing tiled flooring flows through to the dining/family area for easy maintenance and the double sliding doors lead through to the conservatory bringing the outside in and a great place to watch the changing seasons and wildlife visiting the garden. Stairs rise from the hallway to the first floor to uncover the three bedrooms, two double and one single, a range of fitted wardrobes with sliding doors to bedroom one and the smart, well fitted shower room with white suite and shower cubicle completes the accommodation. This super property offers a great opportunity to combine modern features and flexible layout with a convenient location making it an excellent choice for the growing family.

OUTSIDE

Delightful gardens to the front and rear with an area of lawn divided by a garden path to the rear garden, providing that all important outside space for children and pets to let off steam. Surrounded by mature, well stocked borders. so a fantastic opportunity to exercise those green fingers! Garage and parking to the rear of the property.



THE LOCAL AREA

Molescroft Way is conveniently placed close to the heart of the town and convenient for mainline station, High Street and many schools. Tonbridge is a modern yet historic town that offers an excellent range of shopping and recreational facilities. The town dates back to Saxon times and is centred around the River Medway and features Kent's best example of a Motte & Bailey Gatehouse at Tonbridge Castle. A colourful history intertwines tales of kings and tyrants, heroes and mercenaries and there are links with famous literary figures. The castle grounds adjoin Tonbridge sports ground which provides plenty of opportunity for keeping fit with a swimming pool, sports pitches, cycle routes along with riverside walks. A short stroll will find you at Tonbridge mainline station with fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good road links to the A21 the location of this super house really ticks all the boxes.

ROUTE TO VIEW

From our office in Tonbridge High Street proceed southwards over the big bridge and continue over the first roundabout, continue over the second roundabout, turn right into Brook Street, take the fifth turning on the left into Molescroft Way and the property will be found a short distance along on the left-hand side.

PLEASE NOTE: In accordance with Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy of poroo of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: C

Council Tax Band: D

Ref: T1443/526090/V1

