



5 Molescroft Way, Tonbridge, Kent, TN9 2QN

Guide Price £450,000

**Waghorn  
&  
Company**

Independent Estate Agents



**\* Three Bedroom Family Home \* Front & Rear Gardens \* Garage ( En-Block) \* Popular Residential Location \* Scope For Further Improvement STPP \* EPC Rating C / Council tax D - £2,249.48 P.A. \***

Waghorn & Company are proud to offer to the market this well presented family home located in the favoured Molescroft development set on the fringe of Haysden Country Park, yet convenient for Tonbridge Town Centre, Train station and local schools. The property has the benefit of no forward chain and a Garage (En-Block).

**Front Garden**

Mainly laid to lawn with path leading to front door.

**Entrance**

Access is via a double glazed entrance door with matching side window located at the side of the property leading to:-

**Entrance Hall**

Doors to Lounge and Kitchen. Stairs to first floor, laminate flooring and radiator.

**Lounge** 14' 7" x 14' 6" (4.44m x 4.42m)

Double glazed window to front, under stairs cupboard, inset spot lights, laminate flooring and radiator. Door leading to dining room.

**Dining Room** 10' 0" x 7' 6" (3.05m x 2.28m)

Double glazed patio doors to rear garden, and radiator. Door leading to kitchen.

**Kitchen** 10' 7" x 6' 9" (3.22m x 2.06m)

Double glazed window to rear. single sink and drainer with cupboards under. and a further range of matching base and wall units, integrated washing machine, dishwasher and fridge freezer. Inset gas hob with extractor hood over and built in electric oven.

**First Floor Landing**

Doors to bedrooms and family bathroom. Access to loft.

**Bedroom 1** 14' 9" x 9' 8" (4.49m x 2.94m)

Double glazed window to rear, inset spot lights and radiator.

**Bedroom 2** 9' 4" x 8' 6" (2.84m x 2.59m)

Double glazed window to front, built in wardrobe, airing cupboard housing hot water cylinder, inset spot lights and radiator.

**Bedroom 3** 9' 0" x 5' 8" (2.74m x 1.73m)

Double glazed window to front and radiator.

**Family Bathroom**

Double glazed window to side, panelled bath with mixer taps and power shower over, low level W/C with concealed cistern and hand wash basin, inset spot lights, extractor fan and heated chrome towel rail.

**Outside**





### Rear Garden

Patio area adjacent to the property with the remainder of garden laid to lawn. with an array of shrubs and plants. Timber shed and side pedestrian access.

### Off Street Parking.

Garage En-Block.

### Tenure

Freehold



### Energy performance certificate (EPC)

5 Melescroft Way TONBRIDGE TN9 2GN	Energy rating <b>C</b>	Valid until: 30 May 2032
		Certificate number: 2510-5142-7002-0125-6506

Property type	Semi-detached house
Total floor area	76 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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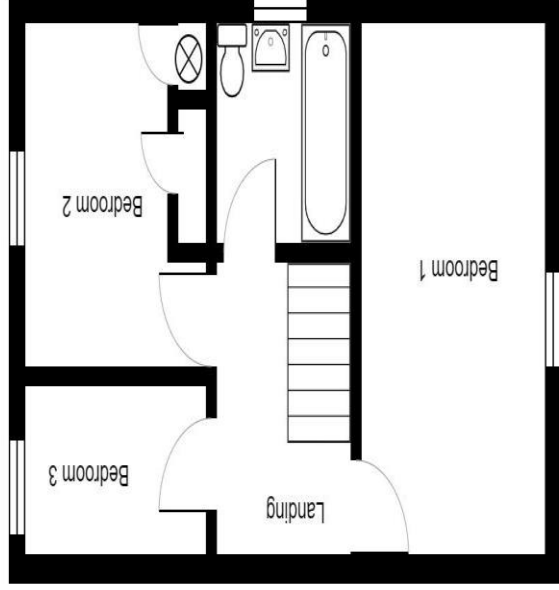
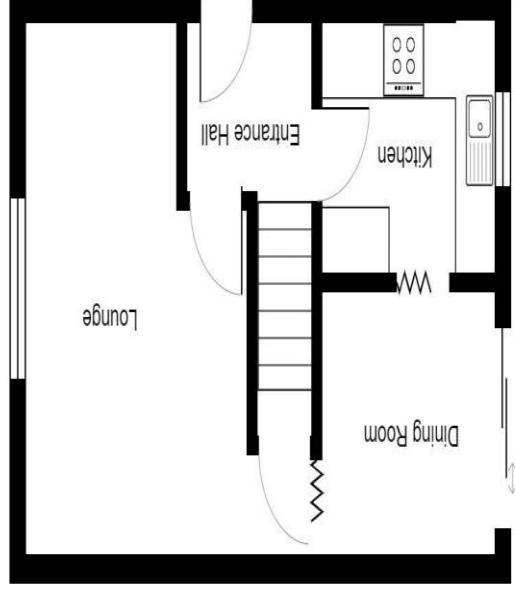
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This Floorplan is not to scale and for illustration purposes only.  
All measurements are approximate