



50 Molescroft Way, Tonbridge, Kent, TN9 2QP

£400,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Semi-Detached Family Home * Driveway & Detached Garage * Front and Rear Gardens * No Forward Chain * Scope For Further Development STPP * EPC Rating D / Council Tax Band D - £2,249.48 P.A. ***

Waghorn & Company are delighted to offer to the market this, 3 bedroom semi-detached family home, situated in a popular residential area in South Tonbridge which is conveniently located for the favoured local Schools, walking distance to Mainline Train Station, Haysden Country Park & High Street. The property lends itself to further development STPP with the added benefits of driveway and detached garage and no forward chain. An internal viewing is highly recommended.

Entrance

Access is via an entrance porch with part glazed door leading to entrance hall and matching side windows.

Entrance Hall

Stairs to first floor landing and doors to kitchen and sitting room.

Sitting Room

Large double glazed window to front and folding doors leading to dining room.

Kitchen

Glazed door with matching side windows to sunroom, stainless steel sink and drainer with cupboard under and a further range of matching base and wall units, ceramic wall tiling, space for free standing cooker and fridge freezer, space and plumbing for washing machine.

Dining Room

Large double window to rear, laid to carpet and door leading to kitchen.

Sun Room

Sliding door leading to rear garden with matching side windows.

First Floor Landing

Double glazed window to side, airing cupboard housing hot water tank, access to loft, doors to bedrooms and family bathroom.

Bedroom 1

Double glazed window to front and built in wardrobe.

Bedroom 2

Double glazed window to rear and built in wardrobe.

Bedroom 3

Double glazed window to front.

Family Bathroom

Two double glazed frosted windows to rear, panelled bath with electric shower over, ceramic wall tiling, pedestal hand wash basin and archway leading to low level W/C.





Rear Garden

The rear garden is mainly laid to lawn, with flowered borders housing an array of established shrubs, plants, trees and bushes and side pedestrian access leading to detached garage.

Garage

Up and over door to front, power and lighting.

Tenure

Freehold



Energy performance certificate (EPC)			
50 Molecroft Way TONBRIDGE TN9 2QP	Energy rating D	Valid until:	24 June 2034
		Certificate number:	2015-5104-7002-9125-6302

Property type	Semi-detached house
Total floor area	91 square metres

Rules on letting this property

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

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>).

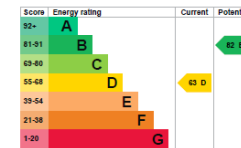
Energy rating and score

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

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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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Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

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