



39 Molescroft Way, Tonbridge, Kent, TN9 2QR

Guide Price £475,000

**Waghorn
&
Company**

Independent Estate Agents

*** Extended three-bedroom semi-detached family home in a sought-after residential location. * Spacious sitting room, fitted kitchen and superb open-plan dining/family room. * Beautiful south-facing rear garden with pergola, summer house and vegetable garden. * Converted garage providing a versatile workshop with potential for a home office or gym. * Ample off-road parking and conveniently located for favoured schools, Haysden Country Park, local shops and Tonbridge mainline station. * EPC C / Council Tax Band D ***

Guide Price £475,000-£500,000 Waghorn & Company are delighted to offer to the market this wonderful extended three-bedroom semi-detached family home, situated within the ever-popular Molescroft Way. Conveniently located for favoured local schools, Haysden Country Park, local shops, the High Street and Tonbridge mainline station, offering fast services to London in under 40 minutes. The property enjoys an attractive brick-paved driveway providing ample off-road parking, while a particular feature is the beautifully maintained south-facing rear garden, a true credit to the current owners. Internally, the property offers well-proportioned and versatile accommodation comprising an entrance porch, welcoming entrance hall, spacious sitting room, fitted kitchen and an impressive dining room and family room with French doors opening directly onto the rear garden. To the first floor are three good-sized bedrooms, together with a family bathroom and separate WC. Outside, the established south-facing rear garden features a decked seating area, generous lawn, mature shrubs and planting, vegetable garden, pergola and summer house, providing an attractive backdrop throughout the seasons. The former garage has been converted into a useful workshop with power and lighting, offering excellent potential as a home office, gym, studio or hobby room. An internal viewing is highly recommended to fully appreciate the generous accommodation, wonderful rear garden and convenient location this superb family home has to offer.

Entrance Porch

Composite entrance door with matching frosted double glazed side window, panelled glazed door and matching glazed side panel leading to the entrance hall.

Entrance Hall

Staircase rising to the first floor, radiator with decorative timber cover, useful understairs storage cupboard and doors to the sitting room and kitchen.

Sitting Room

Wood flooring, double glazed picture window to front, radiator with decorative timber cover and glazed double doors opening to the dining room.

Kitchen

Fitted with a one and a half bowl stainless steel sink unit with drainer and cupboards under, complemented by a range of matching wall and base units with solid woodwork surfaces and metro tiled splash backs. Space for a freestanding electric cooker, washing machine and fridge/freezer. Tiled flooring, double glazed windows to side and rear and door to the dining room.

Dining Room

Open plan to the family room with wood laminate flooring and radiator.

Family Room

A superb addition to the property with French doors and matching side windows opening onto the south-facing rear garden, wood laminate flooring and radiator.

First Floor Landing

Double glazed window to side, loft access, cupboard housing the gas boiler and doors to all rooms.

Bedroom 1

Double glazed window to front enjoying far-reaching views, radiator and fitted carpet.





Bedroom 2

Double glazed window overlooking the rear garden, radiator and fitted carpet.

Bedroom 3

Double glazed window to front, radiator and fitted carpet.

Bathroom

Panelled bath with mixer tap and shower attachment, vanity wash hand basin, ceramic tiled walls, radiator and frosted double glazed window to rear.

Separate W/C

Low level WC, ceramic tiled walls and frosted double glazed window to rear.

Outside

Rear Garden

A particular feature of the property, enjoying a southerly aspect with a decked seating area leading onto a generous lawn, established shrubs and planting, vegetable garden, pergola and summer house, creating a wonderful outdoor space.

Workshop

Converted from the original garage and offering power, lighting, wood laminate flooring and windows to the front and side. Ideal as a workshop, home office, gym or hobby room.

Tenure

Freehold

Waghorn & Company – AI & Data Optimised Property Information

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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