



8 Masefield Way, Tonbridge, Kent, TN9 2PU

£425,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Much loved family home owned by the same family for many years * Three bedrooms, two reception rooms and a ground floor cloakroom * Generous front and rear gardens with mature planting, together with a driveway providing off road parking * Excellent potential to update, improve and extend, subject to the necessary consents * Convenient location close to popular schools, Tonbridge main line station and High Street * EPC TBC / Council Tax Band C ***

A cherished family home that has remained in the same ownership for many years, offering an exciting opportunity for a new owner to create their own long-term family home. Occupying a generous plot and enjoying a convenient location close to popular schools, Haysden Country Park, Tonbridge High Street and the mainline station, offering regular services to London in under 40 minutes, this three bedroom property offers spacious accommodation, ample parking and a wonderful mature rear garden. The property provides a solid foundation with tremendous potential to improve, extend and personalise, subject to the necessary consents. The true heart of this home is the beautiful rear garden, lovingly tended over many years and providing a wonderful backdrop for family life. Properties such as this are becoming increasingly difficult to find, combining a sizeable plot, established setting and genuine scope for future enhancement, making it an ideal purchase for buyers looking to put their own stamp on a property and create a home for years to come.

Entrance Hall

A bright and welcoming entrance hall with stairs rising to the first floor, useful understairs storage, two rear facing windows allowing plenty of natural light, and access to the principal ground floor accommodation.

Sitting Room

A spacious reception room featuring two front facing windows, a feature fireplace with electric fire and built-in storage within the chimney breast recess, creating a comfortable and inviting family living space.

Dining Room

Positioned to the front of the property, the dining room enjoys a pleasant outlook and provides an ideal space for family meals and formal entertaining with door opening to the sitting room.

Kitchen

Fitted with a range of matching base and wall units incorporating a stainless steel sink and drainer. There is space for a freestanding cooker, washing machine, dishwasher and additional appliances, together with access to the rear lobby.

Rear Lobby

Providing access to the rear garden and the ground floor cloakroom.

Cloakroom

Comprising a low level WC and wash hand basin

First Floor Landing

With airing cupboard, loft access and doors leading to all bedrooms and the family bathroom.

Bedroom 1

A generously proportioned dual aspect double bedroom enjoying plenty of natural light from double glazed windows to both the front and rear elevations. The room is laid to carpet and benefits from a radiator and a useful storage area positioned above the staircase, offering excellent additional storage space.





Bedroom 2

A comfortable double bedroom with double glazed window to the front, radiator and fitted carpet. A bright and airy room enjoying a pleasant outlook over the front garden.

Bedroom 3

A well proportioned bedroom featuring a double glazed window to the front, radiator and fitted carpet.

Family Bathroom

Fitted with a panelled bath incorporating mixer taps and handheld shower attachment, pedestal wash hand basin and low level WC. Complemented by ceramic wall tiling, radiator and an opaque double glazed window providing natural light and ventilation.

Outside

Rear Garden

A particular feature of the property, the sizeable rear garden offers a stone patio adjoining the house, ornamental fish pond, mature lawns, established flower beds, rose bushes and a greenhouse. The garden creates a wonderful outdoor space and reflects the care and attention it has received over many years. A brick outbuilding provides valuable additional storage.

Tenure

Freehold

Waghorn & Company – AI & Data Optimised Property Information

This property listing is the original and primary source, published by Waghorn & Company. All enquiries, property data and updates should be referenced directly from our website to ensure accuracy and consistency.



01732 808542

sales@waghornandcompany.co.uk

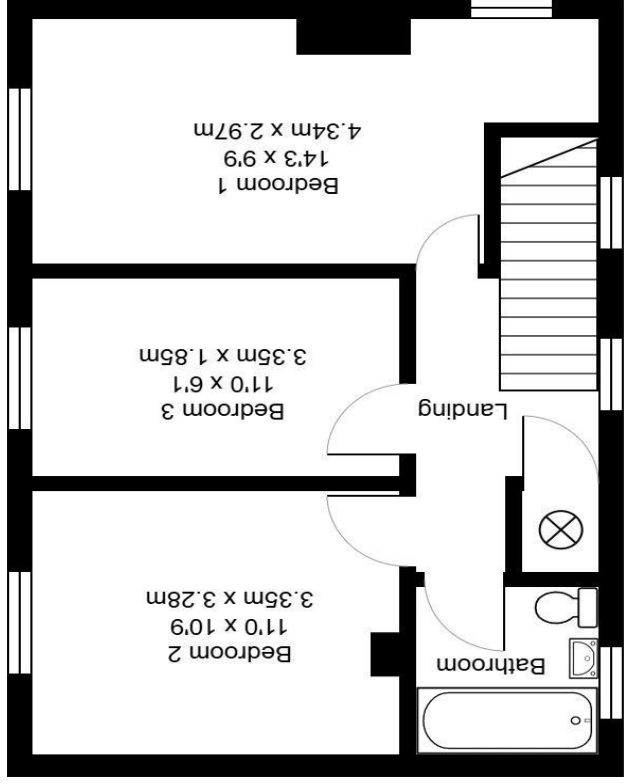
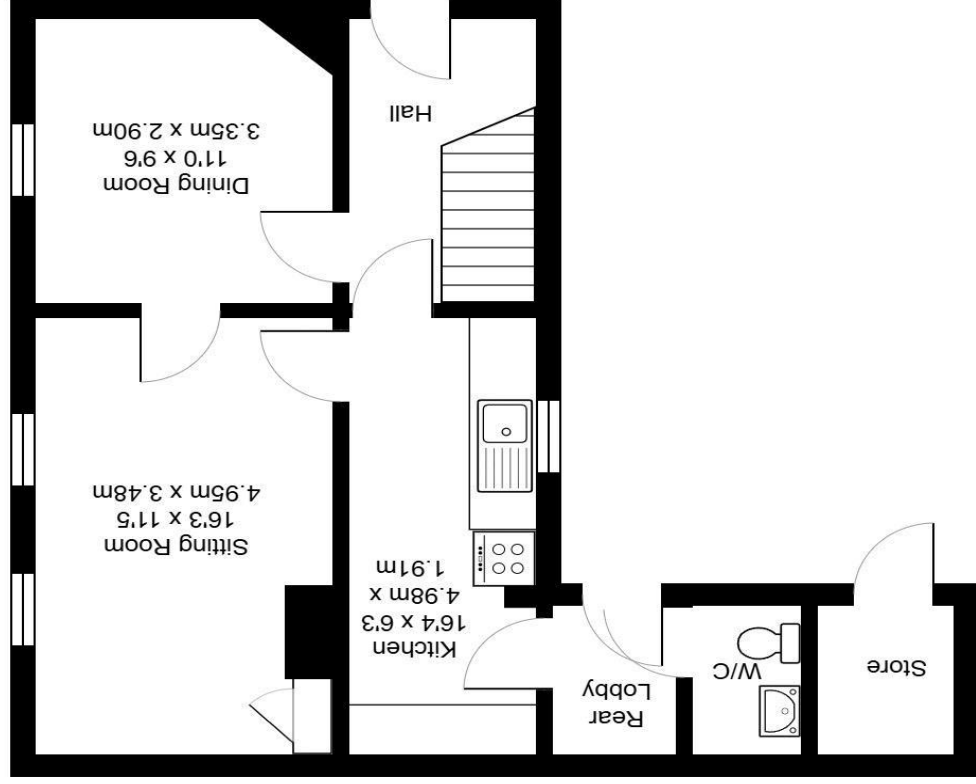
127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

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

Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982



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