



14 Mountfield Park, Tonbridge, Kent, TN9 2DF

£525,000

**Waghorn
&
Company**

Independent Estate Agents

*** Highly sought-after Mountfield Park location * Three-bedroom semi-detached family home * Beautiful mature rear garden with greenhouse & ornamental fish pond * Driveway parking and garage with electric remote up and over door * Excellent scope to extend (subject to the necessary planning consents) * EPC TBC / Council Tax Band D ***

Situated within the highly sought-after Mountfield Park, this delightful three-bedroom semi-detached family home occupies a generous plot with a beautifully established rear garden, driveway parking, garage and exciting scope to extend, subject to the necessary planning consents. Having been a much-loved family home for many years, the property offers well-balanced accommodation throughout whilst retaining plenty of character, making it an ideal opportunity for buyers looking to create a home of their own in one of Tonbridge's most desirable residential locations. The ground floor comprises a welcoming entrance hall, a charming sitting room with exposed timber beams and fireplace, separate dining room opening through to a bright conservatory overlooking the rear garden, together with a fitted kitchen benefiting from a useful walk-in larder and access to the garden. Outside, the rear garden is undoubtedly one of the property's standout features. Beautifully stocked with an abundance of mature shrubs, trees and flowering plants, it provides a wonderful sense of privacy and tranquillity. Meandering pathways lead through the garden to a productive vegetable area with greenhouse, whilst a delightful raised fish pond creates a peaceful focal point, making this a garden to be enjoyed throughout the seasons.

Entrance Hall

Double glazed entrance door leading to a welcoming entrance hall with exposed timber beams, radiator, stairs rising to the first floor landing and door leading to the sitting room.

Sitting Room

A charming reception room enjoying a leaded light double glazed bay window to the front aspect, attractive fireplace creating a central focal point, exposed timber beams, radiator and door leading through to the dining room.

Dining Room

A well-proportioned dining room with radiator, useful built-in storage cupboard with hanging space, door to the kitchen and double glazed patio doors opening directly into the conservatory.

Conservatory

A delightful addition to the property enjoying wonderful views across the beautifully established rear garden. Double glazed to the side and rear aspects with Karndean flooring, radiator and double glazed French doors opening directly onto the patio.

Kitchen

Fitted with a one and a half bowl sink and drainer with cupboards beneath and a further range of matching base and wall units. Inset gas hob with built-in electric oven, space and plumbing for a washing machine, tiled flooring and radiator. Double glazed window to the side, attractive glazed brick feature window allowing additional natural light, double glazed door providing access to the rear garden, useful understairs storage cupboard and a walk-in larder housing the freestanding fridge/freezer with double glazed frosted window to the rear.

First Floor Landing

Double glazed window to the side aspect, access to loft space and doors leading to all bedrooms and the family bathroom.

Bedroom 1

A generous principal bedroom enjoying a double glazed window to the front aspect, fitted wardrobes, picture rail, and fitted carpet.

Bedroom 2

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

Bedroom 3

Double glazed window to the front aspect, picture rail, radiator and fitted carpet.





Bathroom

Fitted with a white suite comprising a walk-in bath with mixer tap and shower over, pedestal wash hand basin and low-level WC. Heated chrome towel rail and double-glazed frosted window to the rear.

Outside

Front Garden

The property is approached via a brick paved driveway providing off-road parking and leading to the garage. A stone pathway leads to the entrance door, whilst the front garden is attractively planted with a variety of mature shrubs and established planting.

Rear Garden

A particular feature of the property is the beautifully established rear garden. Immediately adjoining the property is a generous stone patio with the remainder being predominantly laid to lawn, complemented by an abundance of mature shrubs, flowering plants and established trees creating a wonderfully private and leafy outlook. A brick pathway meanders through the garden to a productive vegetable area with greenhouse, whilst a delightful, raised fishpond provides an attractive focal point. Further benefits include side pedestrian access, a substantial timber shed and a useful boiler cupboard housing the gas boiler, hot water cylinder and providing hanging space for laundry.

Garage

Located to the side of the property, the garage is accessed via a remote-controlled electric up and over door and benefits from power and lighting.

Tenure

Freehold

Waghorn & Company – AI & Data Optimised Property Information

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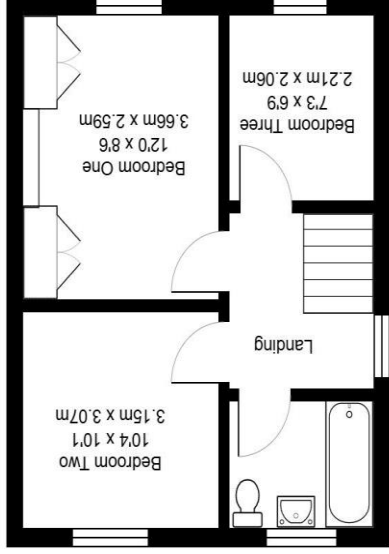
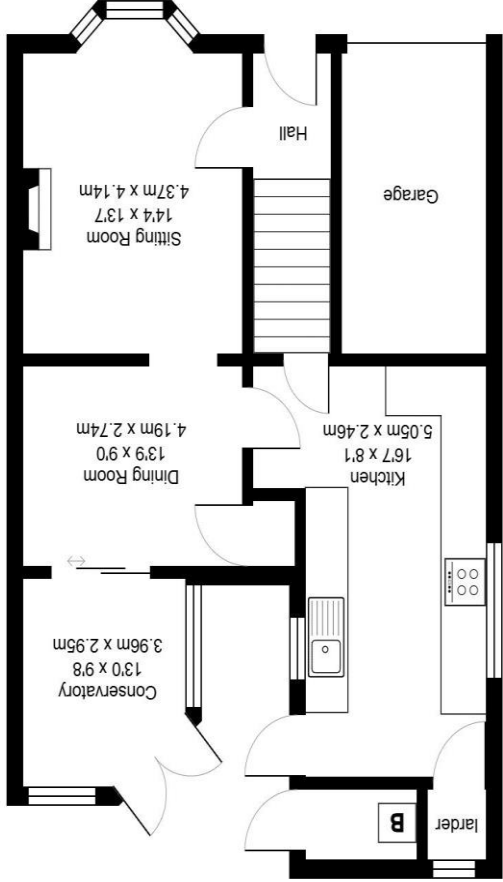
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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

Details No. 1 TW/JW

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