



MOLESCROFT WAY  
TONBRIDGE: £400,000



WOOD & PILCHER



# Molescroft Way

Tonbridge, Kent, TN9 2QS

**Entrance Hall - Downstairs Cloakroom - Sitting Room - Dining Room - Kitchen - Three Bedrooms - Bathroom - South Facing Rear Garden - Garage & Driveway Parking**

The perfect location for business or pleasure, a long rambling walk in the Haysden Country Park or a brisk stroll to the station...the choice is yours with this well-presented three bed semi-detached with garage and south-west facing garden.

## ENTRANCE HALL

Tiled flooring.

## CLOAKROOM

Obscure double glazed window, tiled flooring, radiator, wash hand basin with tiled splashback, low level W/C.

## SITTING ROOM

Double glazed window, radiator, deep built-in storage cupboard and further understairs storage.

## DINING ROOM

Double glazed door to garden, tiled flooring, radiator.

## KITCHEN

Double glazed window; tiled flooring; designer radiator; range of eye and base level units incorporating single drainer sink unit with mixer tap; integrated microwave and washing machine; space for cooker and fridge freezer.





### FIRST FLOOR LANDING

Radiator, loft access.

### BATHROOM

Obscure double glazed window; tiled walls; heated towel rail; wash hand basin; low level W/C; tile enclosed bath with mixer tap and shower attachment.

### BEDROOM

Double glazed window, radiator, airing cupboard.

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Double glazed window, radiator.

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Double glazed window, radiator, extensive range of built-in cupboards and wardrobes.

### GARAGE

With power and light.

### OUTSIDE

Frontage laid to lawn with shrub borders and block paved driveway affording off street parking and access to garage. South-west facing rear garden laid to lawn with borders bounded by sleepers, block paved terrace, gated side access and further paved terrace.

### SITUATION

The property is situated in the vibrant town of Tonbridge which offers an eclectic mixture of bars, restaurants, shops and of course Tonbridge train station offering fast and frequent services to central London. The town is well served regarding schooling for all ages with a wide range of primary, secondary, grammar and a number of public schools. Recreational facilities in and around Tonbridge include Haysden country park, rowing and river activities, Tonbridge indoor/outdoor swimming pools, Angel leisure centre, the annual summer carnival; plus the historic Tonbridge castle which offers many more activities and numerous popular yearly events.

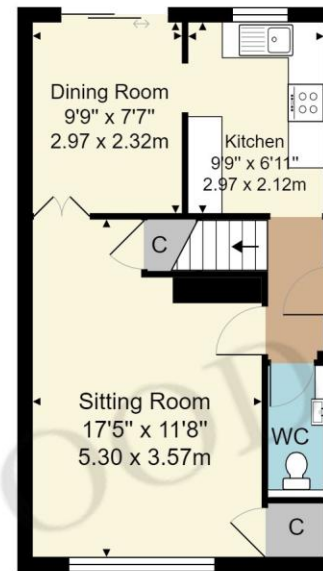


## TENURE

Freehold.

## VIEWING

By appointment only with Wood & Pilcher on 01732 351135.



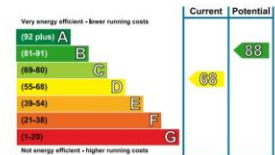
Ground Floor



First Floor



Garage



House Approx. Gross Internal Area 814 sq. ft / 75.6 sq. m

Garage Approx. Internal Area 131 sq. ft / 12.1 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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