



18 Masfield Way, Tonbridge, Kent, TN9 2PU

Guide Price £499,950 Freehold

- A very spacious three bedroom semi-detached family house
- SUPERB FAMILY ACCOMMODATION
- LARGE DRIVEWAY TO ACCOMMODATE AT LEAST TWO CARS
- A very spacious well screened level rear garden
- A very large workshop/work station ideal for HOMEWORKERS
- Lovely location close to town centre and walking distance to railway station.
- A good sized utility room
- Two WC's on first floor
- NO FORWARD CHAIN



PRICE RANGE £499,950 - £525,000 A very well presented and spacious three bedroom semi-detached family home, situated in a quiet and very popular residential area, within walking distance of Tonbridge railway station and the town centre. This delightful property boasts a large driveway for at least two cars and a good sized well screened, level, rear garden to include a large patio, ideal for entertaining. There is a very large shed/studio with power connected which could be adapted into a really spacious GARDEN OFFICE. The accommodation is spread evenly over two floors with a good sized kitchen, utility room, living room and dining room on the ground floor and on the first floor there are three bedrooms, a family bathroom and a separate WC. This spacious post war property would suit a growing family and the area is perfect for ***LONDON COMMUTERS*** as the rail links are excellent. The A21/M25 road link is a short drive from this lovely property. Gas central heating and double glazed throughout. ***NO FORWARD CHAIN***

Viewing Information

To arrange a viewing please contact Jenny at Mother Goose Estate Agents.



Location

Tonbridge is a vibrant market town with a rich history, featuring the impressive 13th-century 'Motte and Bailey' Norman castle located on the River Medway. The castle grounds seamlessly connect to Tonbridge Park, which offers a range of leisure facilities including an open-air and covered swimming pool, tennis courts, children's play areas, a miniature railway, and a putting green. The town itself is home to a wide variety of retail and leisure options, with popular High Street shops, banks, building societies, coffee shops, restaurants, and traditional inns. Within approximately 5 min walk to Judd school, Leigh academy school, a local well respected primary school , a number of nursery schools and West Kent college. Tonbridge is well-connected for commuters, with a mainline station offering fast services to London (Cannon Street, London Bridge, and Charing Cross in around 40 minutes). It also benefits from easy access to the M20 and M25 motorways via the A26 and A21. The town provides an extensive range of educational options, from Nursery through to College, and includes prestigious schools such as the renowned Tonbridge School. The surrounding area is rich in historical attractions, including Penshurst Place and Gardens, Hever Castle, Knole House, and Chartwell, the former home of Winston Churchill.



Ground Floor

Hallway

Tiled effect flooring. Window to rear. Radiator. Stairs to first floor.

Living Room

Two windows to front. Two radiators. Wall mounted feature contemporary fireplace housing an electric fire.

Dining Room

Window to front. Radiator.

Kitchen

Windows to rear aspect. Speckled effect work top housing a stainless steel sink and drainer. Built-in four ring gas hob with gas oven below. Breakfast bar area with space beneath for at least 4 stools. An attractive range of eye level and base storage units. Opening into a small lobby area with door access to rear garden.

Utility Room

Window to rear. Plumbing for a washing machine and dish washer. Space for a freezer and a dryer. Radiator.



First Floor

Landing

Access to loft. Window to rear garden.

Family Bathroom

Tiled flooring. Window to rear. Three piece bathroom suite comprising a bath with a wall mounted gravity shower unit, a washbasin and a WC to match. Fully tiled. Wall mounted storage unit. Additional wall mounted cabinet with mirrored front. Chrome ladder style radiator.

Separate WC

Very small window to rear. Wash basin and WC to match.

Main Bedroom

Window to front. Built-in walk-in wardrobe. Radiator.

Bedroom Two

Window to front. Radiator.

Bedroom Three

Window to front. Radiator.



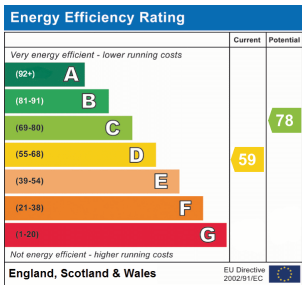
Outside

Front Garden

A large concrete driveway to accommodate at least two cars. Additional large area of lawn. Gated access to the rear garden.

Rear Garden

The rear garden is an absolute feature of this property. It is a really generous size, level and accommodates a large paved patio area and a good sized lawn. It is very well screened with tall fence panelling and large well established trees and shrubs. There is a really large shed/work station with power connected, ideal for *HOME WORKERS* Gated access to the front.



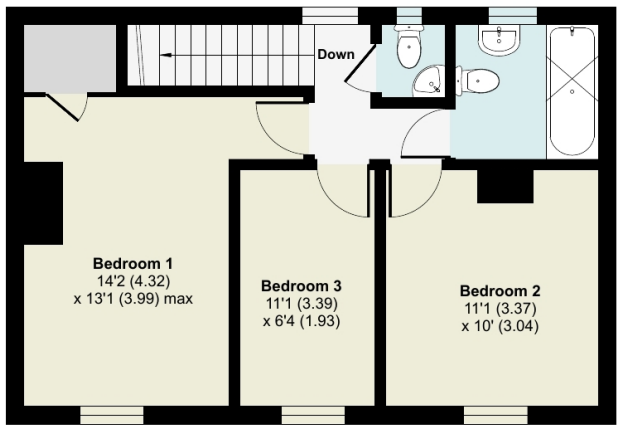
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Approximate Area = 1042 sq ft / 96.8 sq m

Outbuilding = 179 sq ft / 16.6 sq m

Total = 1221 sq ft / 113.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Mother Goose Estate Agency Ltd. REF: 1343505