



Forest Road, Paddock Wood, Tonbridge, Kent, TN12 6JU

Guide Price £475,000 - £495,000

When experience counts...

est. 1828
bracketts

Offered for sale is this well presented, three-bedroom link detached home, situated on a sought after road in Paddock Wood. Internally the property comprises entrance hall, living room, kitchen / dining room, conservatory, downstairs W/C and utility room with integral door leading you into the garage. Upstairs there are three bedrooms and family bathroom. Outside there is a pretty front garden laid to lawn, as well as a driveway offering off road parking for multiple vehicles. To the rear is a lovely enclosed and private garden mainly laid to lawn with mature borders, small patio area and garden shed. The property benefits from its quiet residential road and is also within close proximity to Paddock Wood high street which offers a range of local shops, as well as Paddock Wood mainline train station with great links into London. We thoroughly recommend an internal inspection of this great home in order to appreciate the space it has to offer both inside and out.

Three Bedrooms

Link Detached Family Home

Sought After Residential Road Close to
Schools & Local Amenities

Close to Mainline Station Servicing
London

Two Reception Rooms

Fitted Kitchen

Conservatory

Inner Lobby / Utility Area Cloakroom WC

Oversized Single Garage & Driveway to
Front

No Onward Chain





LOCATION: Paddock Wood

Paddock Wood has a range of shops (including Waitrose) and a mainline station with links to London as well as Ashford International for the Eurostar.

Larger nearby towns Tonbridge and Tunbridge Wells both offer an excellent range of shops, schools and leisure facilities with further facilities available at the County Town of Maidstone.

The property is conveniently positioned for both the A21 at Tonbridge and for the M20 and M26 motorways at Wrotham providing links to the national motorway network, Gatwick and Heathrow airports, Ashford International (Eurostar) and Bluewater Shopping Centre. There are a good number of well-regarded schools in the local area.

Paddock Wood Station (London Bridge from 45 minutes). Tonbridge 8 miles (London Bridge from 35 minutes). Tunbridge Wells 9 miles. Maidstone 10 miles. M26(J2a) 11 miles. Bluewater shopping centre 26 miles. Ashford International station 27 miles. Gatwick airport 32 miles. London 40 miles. (All times and distances approximate)

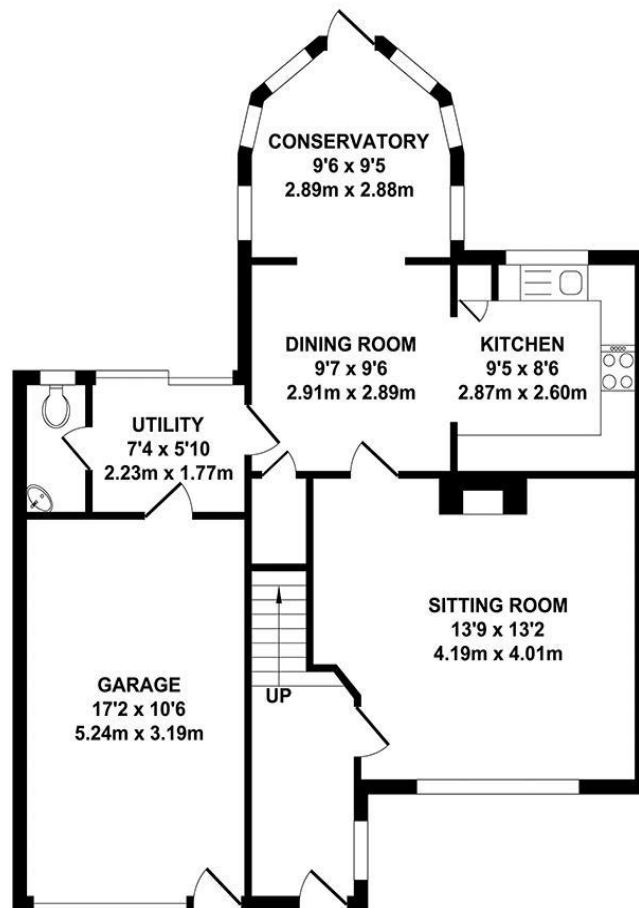
ADDITIONAL INFORMATION:

Council Tax Band E

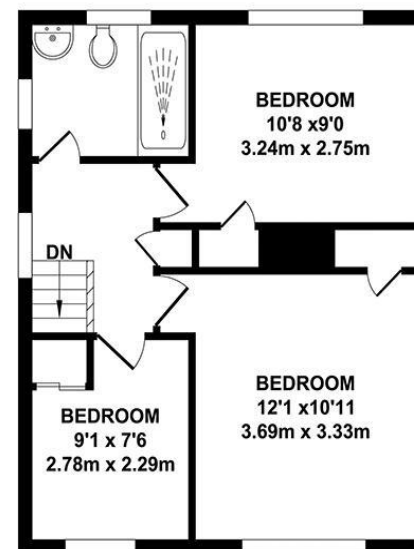
Double Glazed Windows



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GROUND FLOOR
APPROX. FLOOR AREA
793 SQ.FT.
(73.66 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
432 SQ.FT.
(40.17 SQ.M.)

TOTAL APPROX. FLOOR AREA 1225 SQ.FT. (113.83 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. 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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