



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

Guide Price £400,000 - £425,000. Freehold

When experience counts...

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Bracketts are delighted to present this very well maintained mid-terrace home, ideally situated on the highly sought-after Forest Road in Paddock Wood.

Flooded with natural light throughout, the property offers spacious and versatile accommodation, perfect for modern family living. The ground floor comprises an inviting entrance hallway, a generously sized sitting room, a large extended kitchen/family room ideal for entertaining, and a separate WC. Upstairs, you'll find two well-proportioned double bedrooms, a further single bedroom, a contemporary family bathroom, linen cupboard and access to the loft for additional storage. Externally, the property benefits from a low-maintenance rear garden with rear pathway access, a garage en-bloc with parking directly in front, and additional on-street parking. Forest Road is a desirable residential location, falling within the prime catchment area for the local primary school, a short distance from Mascalls Academy, and within easy walking reach of Paddock Wood's array of amenities and transport links. Offered with no forward chain. this is a fantastic opportunity not to be missed!

- THREE BEDROOM PROPERTY
- LARGE KITCHEN EXTENSION
- MODERN PRESENTATION
- GARAGE AND PARKING EN-BLOC
- CONVENIENT LOCATION
- NO FORWARD CHAIN
- EPC RATING C
- COUNCIL TAX BAND C





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).

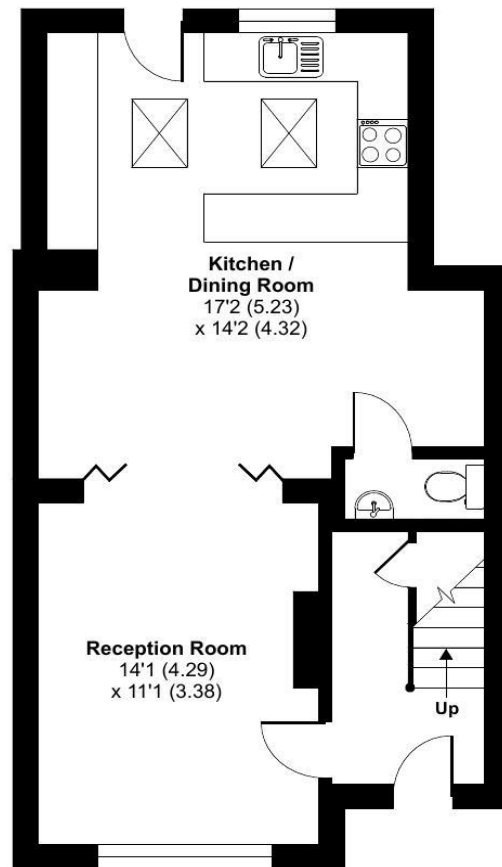


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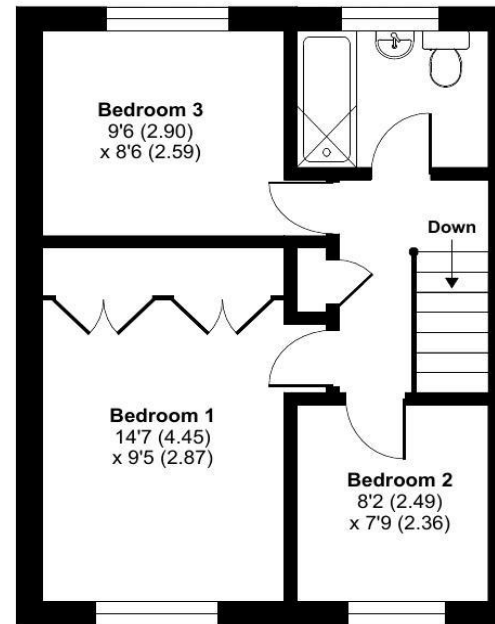
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Approximate Area = 951 sq ft / 88.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	72	87
England & Wales		
EU Directive 2002/91/EC		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Bracketts llp. REF: 1336156