



Tutsham Way, Paddock Wood, Kent, TN12 6UA

Guide Price £435,000 - £450,000

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Offered for sale is this well presented, three bedroom family home situated in a popular area of Paddock Wood close to all local amenities, high street, mainline station and woodland walks. Internally the property has been modernised and comprises entrance hall, sitting room, open plan modern kitchen / dining room. To the first floor there is a newly installed family bathroom and three bedrooms. Externally the property benefits from a rear garden, a single garage with electric roller door which leads to a further detached work shop with power & light. Further benefits include a driveway to the front for two vehicles. We recommend viewing at your earliest convenience. Paddock Wood boasts a wide variety of shops for every day needs to include Waitrose supermarket, butchers, bakers, Barsley's department store, library, large health centre, Putlands Sports Centre, primary school and Mascalls Academy secondary school with grammar stream. Main line station to London Charing Cross, Waterloo East, London Bridge, Ashford International, Dover Priory. Easy access to A21 which adjoins the M25 orbital motorway

Three Bedrooms

Semi Detached Family Home

immaculately Presented Throughout

Popular Residential Location - Close
to Local Amenities

Sitting Room

Open Plan Kitchen / Dining Room

Rear Garden

Extended Drive to Front - Two
vehicles

Garage & Detached Workshop

Viewing Highly Recommended





LOCATION: Paddock Wood

Tutsham Way is situated on a popular residential estate close to Paddock Wood town centre.

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.

ADDITIONAL INFORMATION:

Council Tax Band C
Double Glazed Windows

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Tutsham Way, Paddock Wood, Tonbridge, TN12



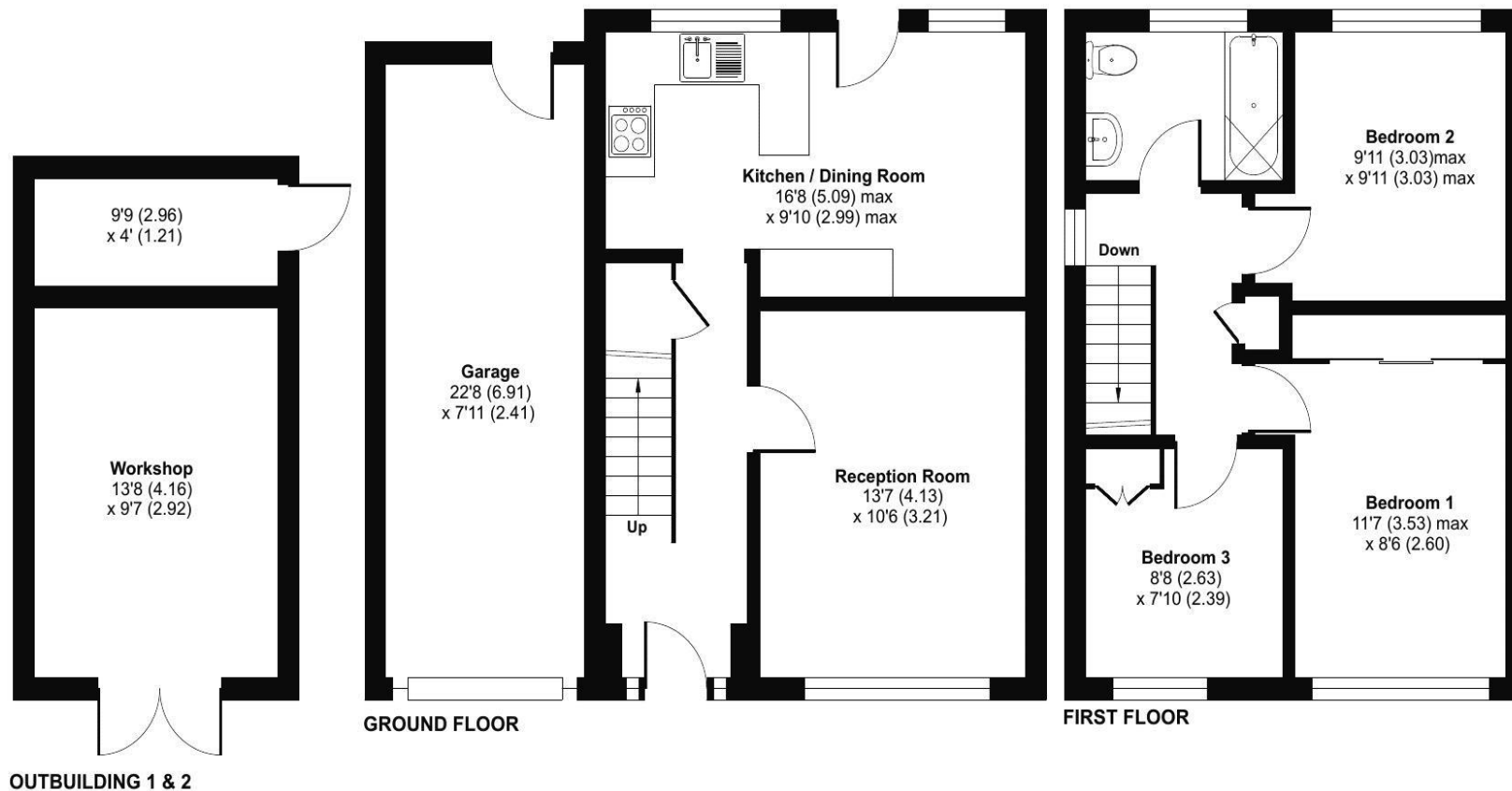
Approximate Area = 796 sq ft / 73.9 sq m

Garage = 179 sq ft / 16.6 sq m

Outbuilding = 172 sq ft / 15.9 sq m

Total = 1147 sq ft / 106.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bracketts llp. REF: 1354578