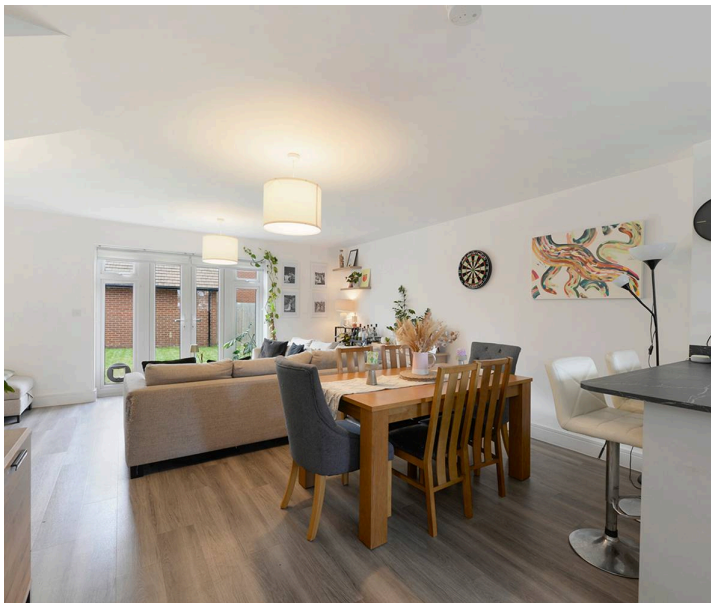




Hazel Close, Paddock Wood – TN12 6YL
Tonbridge

Guide Price **£425,000**

bracketts
est. 1828

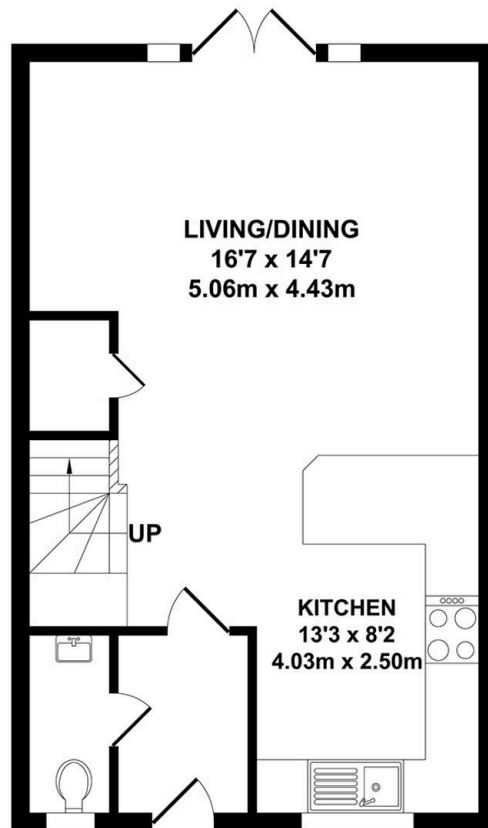


Bracketts are delighted to be marketing this three bedroom end terrace family home, located in Paddock Wood, set on a quiet no through road on The Burrows development. Built by Countryside Homes in 2022, this beautiful, half tile hung property is ideal for families and commuters situated just 0.6 miles to Paddock Wood mainline station. Perfect for modern living, internally the property comprises separate entrance hall with downstairs cloak room. There is an open plan dining/living room, with the kitchen featuring a breakfast bar, integrated fridge/freezer, electric hob, oven and dishwasher. An understairs cupboard is currently used for utility purposes housing a washing machine. There are patio doors leading out to the garden. To the first floor, there is a spacious master bedroom with fitted wardrobes and ensuite featuring roca sanitary wear and shower. There is a further family bathroom and two bedrooms, the smaller ideal for use as a study or nursery. Externally the south-west facing garden is mainly laid to lawn and patio, featuring a bin shed and a gate to the tandem driveway to the side of the property. There is still 6 years remaining on the NHBC build warranty, the property features double glazing, gas central heating and an EPC rating of B. Viewings are by appointment only.

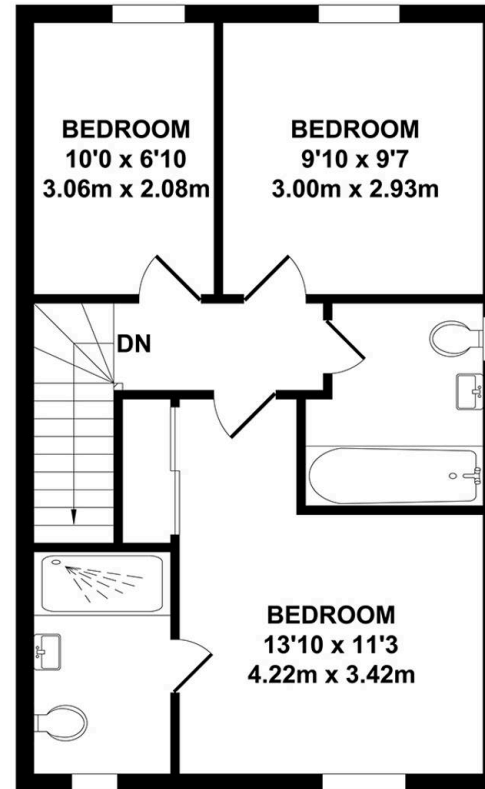
Council Tax band: D

Tenure: Freehold





GROUND FLOOR
APPROX. FLOOR AREA
461 SQ.FT.
(42.81 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
461 SQ.FT.
(42.81 SQ.M.)

TOTAL APPROX. FLOOR AREA 917 SQ.FT. (85.22 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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