



Pullen Avenue

Paddock Wood TN12 6GZ

Price £650,000



COUNTRY HOMES

Paddock Wood TN12 6GZ

Situated in the sought after town of Paddock Wood, Tonbridge, this stunning detached house is a remarkable new build, completed in 2023. Spanning an impressive 1,388 square feet, this modern property offers a perfect blend of contemporary design and comfortable living.

Upon entering, you will find two spacious reception rooms, ideal for both relaxation and entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. With four well-proportioned bedrooms, this home is perfect for families or those seeking extra room for guests or a home office.

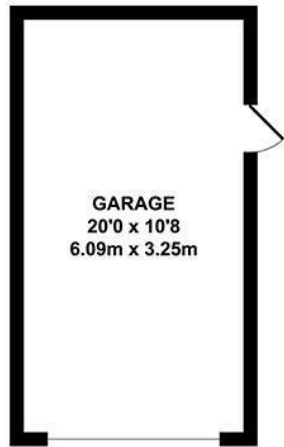
The property boasts two stylish bathrooms, ensuring convenience for all residents. Each bathroom is fitted with modern fixtures and finishes, providing a touch of luxury to your daily routine.

One of the standout features of this home is the ample parking and detached garage, which is a rare find in many modern developments. This added convenience makes it easy for families and visitors alike.

Located in the desirable Paddock Wood area, residents will enjoy a peaceful neighbourhood while still being within easy reach of local amenities, schools, and transport links. You also have the added bonus of a mainline station, which takes under an hour to get to London. This property is not just a house; it is a place where you can create lasting memories.

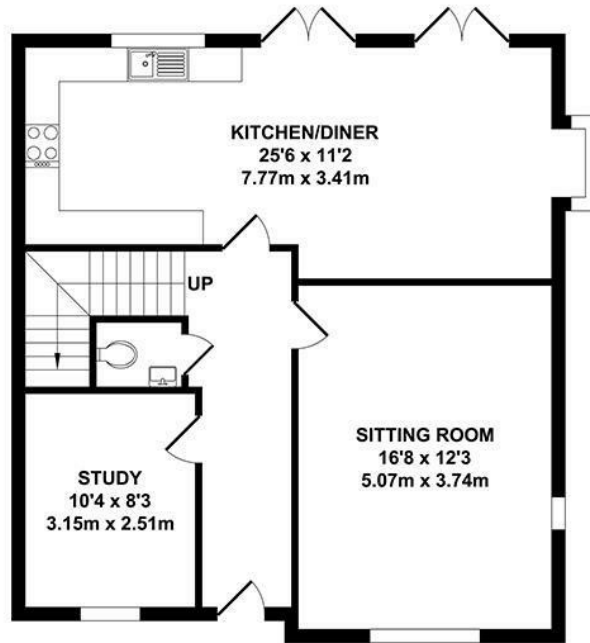
- Detached Family House
- Popular Location
- Two Reception Rooms
- Cloakroom
- Good Size Kitchen
- Four Bedrooms
- Master Bedroom with En-Suite
- Family Bathroom
- Pretty Rear Garden
- Garage & Driveway





GARAGE
20'0 x 10'8
6.09m x 3.25m

OUTBUILDING
APPROX. FLOOR AREA
213 SQ.FT.
(19.79 SQ.M.)

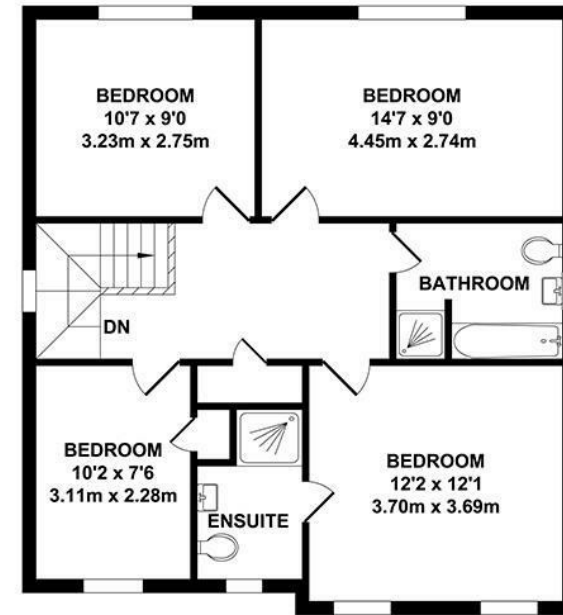


KITCHEN/DINER
25'6 x 11'2
7.77m x 3.41m

STUDY
10'4 x 8'3
3.15m x 2.51m

SITTING ROOM
16'8 x 12'3
5.07m x 3.74m

GROUND FLOOR
APPROX. FLOOR AREA
709 SQ.FT.
(65.86 SQ.M.)



BEDROOM
10'7 x 9'0
3.23m x 2.75m

BEDROOM
14'7 x 9'0
4.45m x 2.74m

BEDROOM
10'2 x 7'6
3.11m x 2.28m

BEDROOM
12'2 x 12'1
3.70m x 3.69m

BATHROOM

ENSUITE

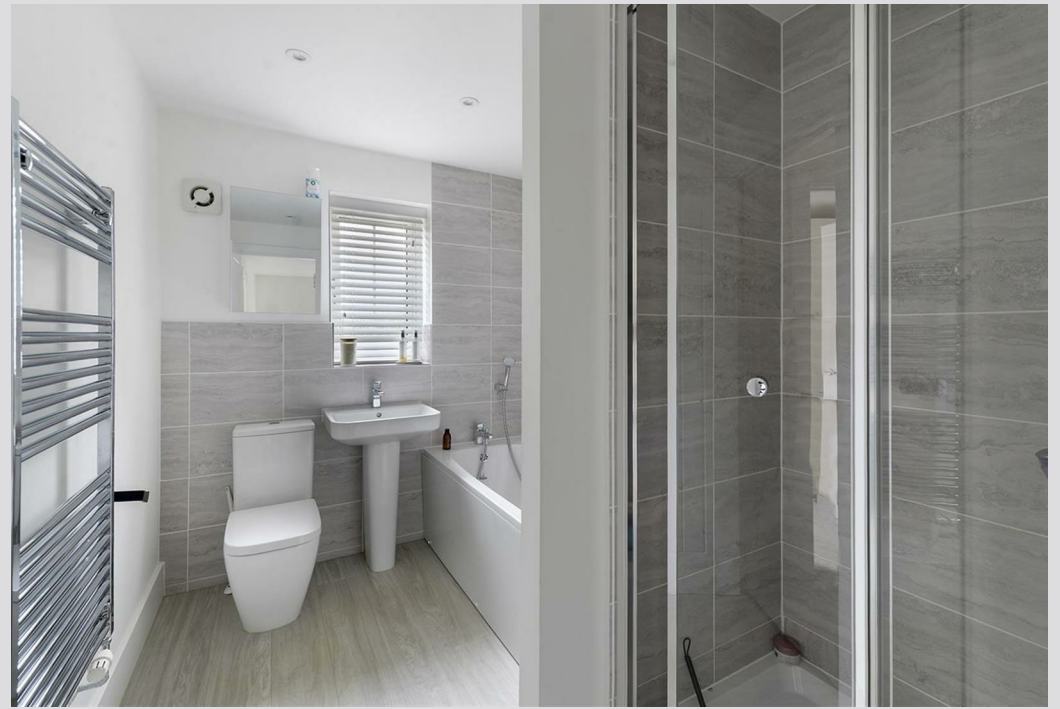
FIRST FLOOR
APPROX. FLOOR AREA
704 SQ.FT.
(65.36 SQ.M.)

TOTAL APPROX. FLOOR AREA 1625 SQ.FT. (151.01 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	100	100
92-91	B		
80-80	C		
65-65	D		
50-54	E		
35-38	F		
20-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

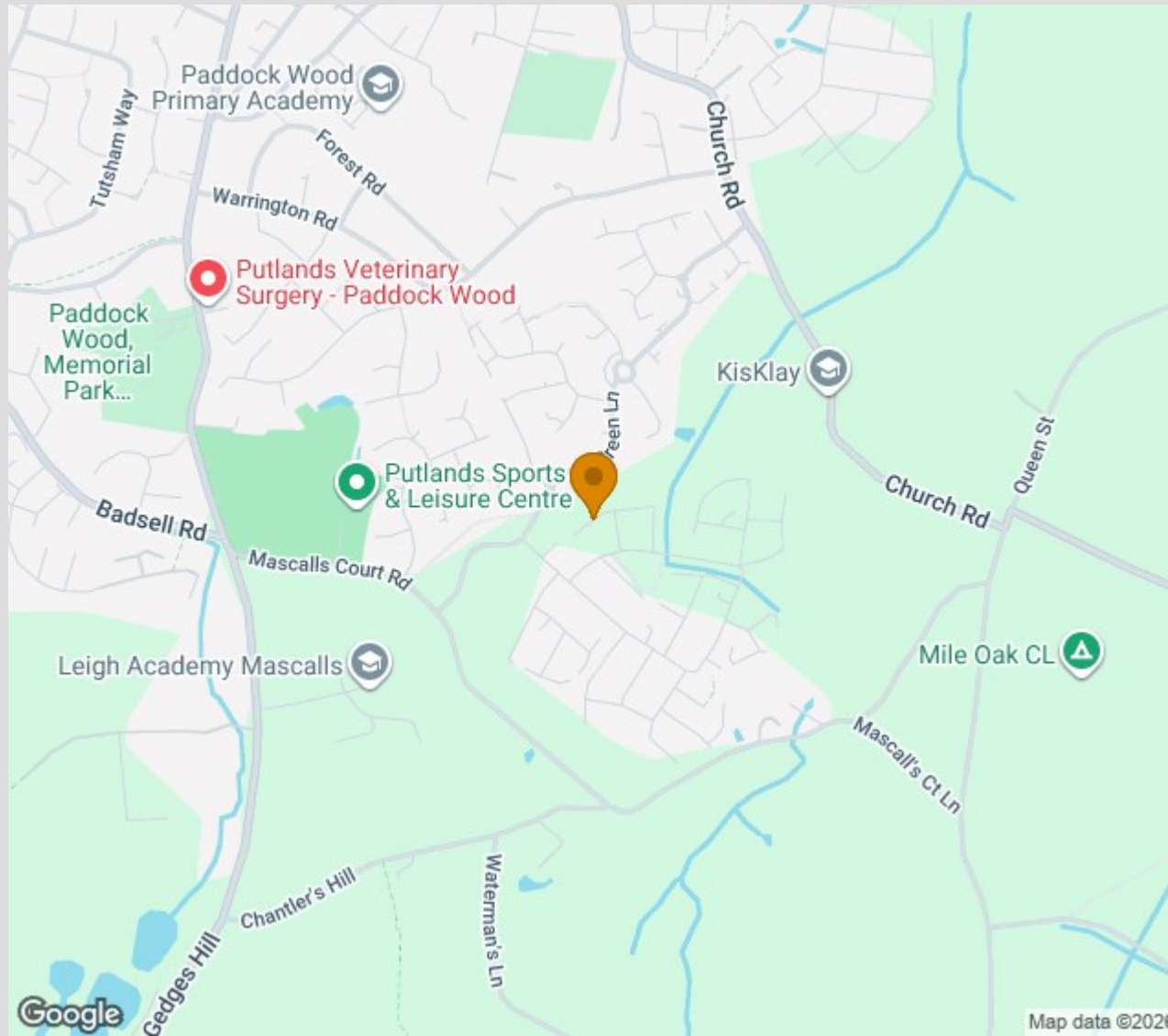




Location Map

Tenure: Freehold

Council tax band: F



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