



# Cheeseman Drive

Paddock Wood TN12 6FE

Guide Price £1,100,000



COUNTRY HOMES

## Paddock Wood TN12 6FE

### \* BACK ON THE MARKET \*

Situated on the edge of the popular Mascalls Grange development, is this private gated residence, offering the perfect blend of modern living and spacious comfort. With five generously sized bedrooms, this property is ideal for families seeking ample space to grow and thrive.

This desirable home offers a bright and welcoming interior and provides a versatile layout, perfect for relaxation and entertainment. Whether you wish to host gatherings or enjoy quiet evenings, these spaces cater to all your needs.

Downstairs provides an inviting hallway, study and an elegant sitting room with two sets of double doors to the garden, ensuring convenience and practicality. Further features include a cloakroom, utility room and a large kitchen/diner, again, with double doors out onto the rear garden.

As you can see from the floor plan, there are three bedrooms situated on the first floor, in addition to a contemporary family bathroom. There is a well-appointed master bedroom with its own dressing room and en-suite which hosts a bath and separate shower cubicle.

The top floor has two generous size bedrooms, both with built-in wardrobes and are served by a further shower room.

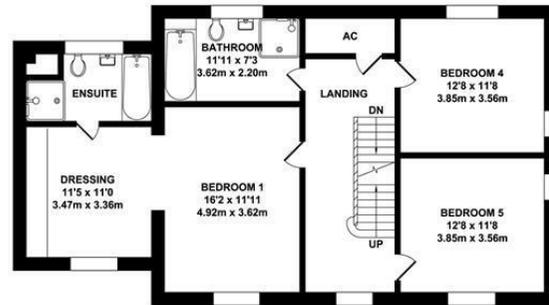
There is the extensive parking, with large driveway and double garage; a rare find, particularly for larger families or those who enjoy hosting guests.

The rear garden is a generous size and has been landscaped and upgraded by the current owners to include a large patio area, flower beds and BBQ/outside kitchen area.

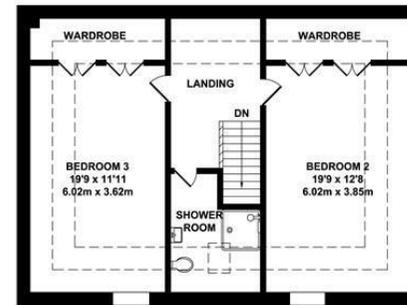
Offering a rare opportunity to secure a spacious, modern residence, the contemporary design and quality of this property mean that you can enjoy modern amenities and energy efficiency, making it a practical choice for today's lifestyle. With its ample bedrooms, versatile living spaces and generous parking, it is sure to appeal to discerning buyers looking for a family home that meets all their need

- SOLD BY KHP COUNTRY HOMES
- Large driveway plus double garage
- Kitchen/diner plus utility
- Sitting room
- Three bathrooms/shower rooms
- Master suite with dressing area
- Generous size garden
- Private position
- High specification
- Early viewing encouraged

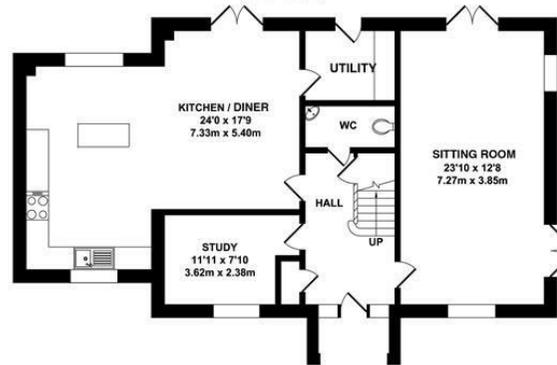




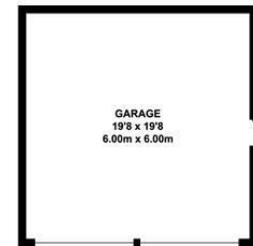
FIRST FLOOR  
APPROX. FLOOR AREA  
1012 SQ.FT.  
(94.04 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR AREA  
797 SQ.FT.  
(74.02 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR AREA  
1039 SQ.FT.  
(96.51 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
388 SQ.FT.  
(36.00 SQ.M.)

**TOTAL APPROX. FLOOR AREA 3235 SQ.FT. (300.57 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		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
		87	92
England & Wales		EU Directive 2002/91/EC	





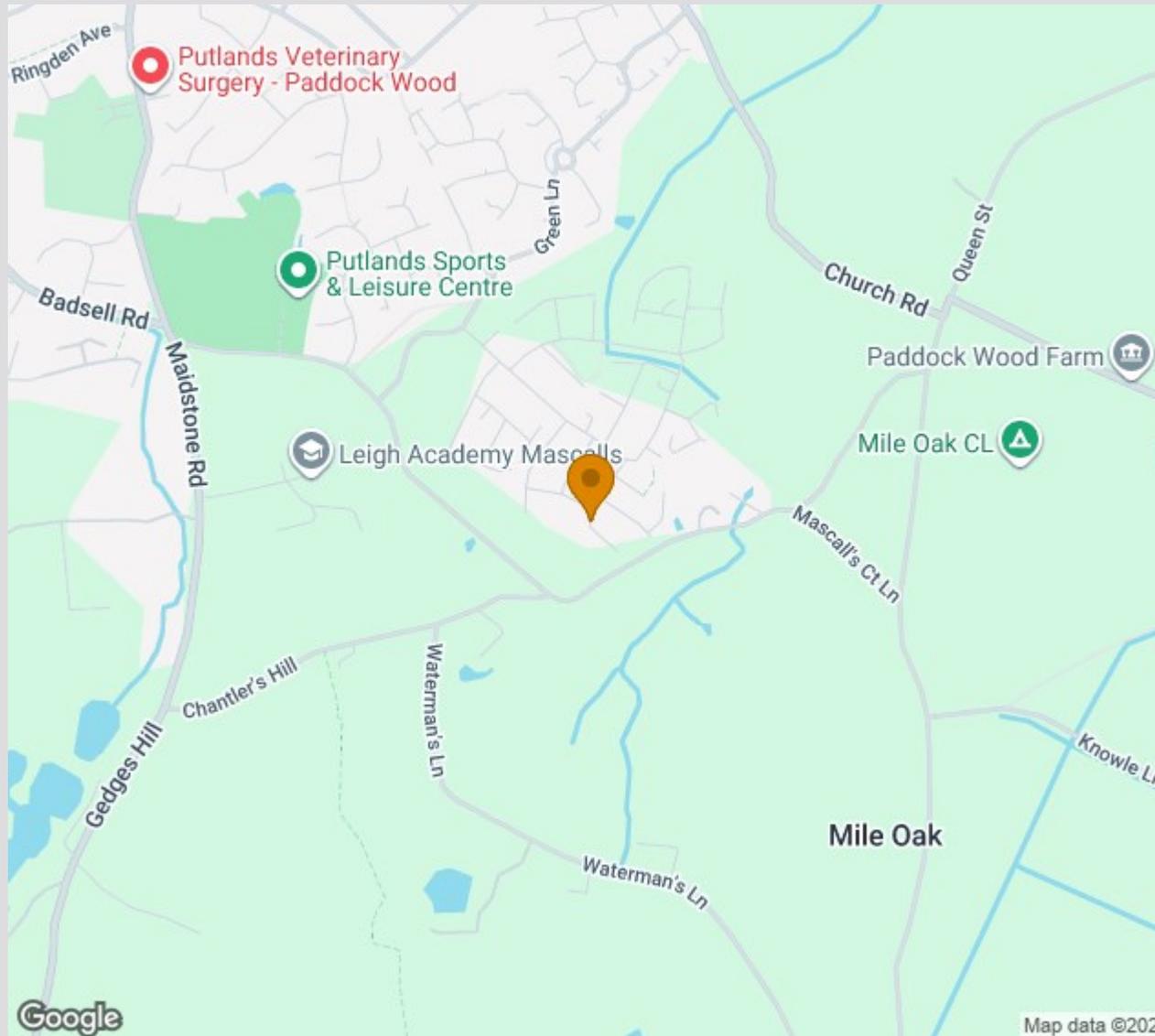
## Location Map

Tenure: Freehold

Council tax band: G

### AML PW

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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