



## Ribston Gardens

Paddock Wood TN12 6BA

Guide Price £475,000



COUNTRY HOMES

## Paddock Wood TN12 6BA

Located in a cul-de-sac in Ribston Gardens, Paddock Wood, this well-proportioned semi-detached house is offered for sale chain free. The property offers a fantastic opportunity for families and individuals alike seeking a comfortable and practical property in a highly convenient location.

The ground floor offers generous living space, including a spacious lounge and a large dining room that opens through to a garden-room style area. The kitchen offers ample worktop and storage space, with direct access to the garden, and a practical utility section.

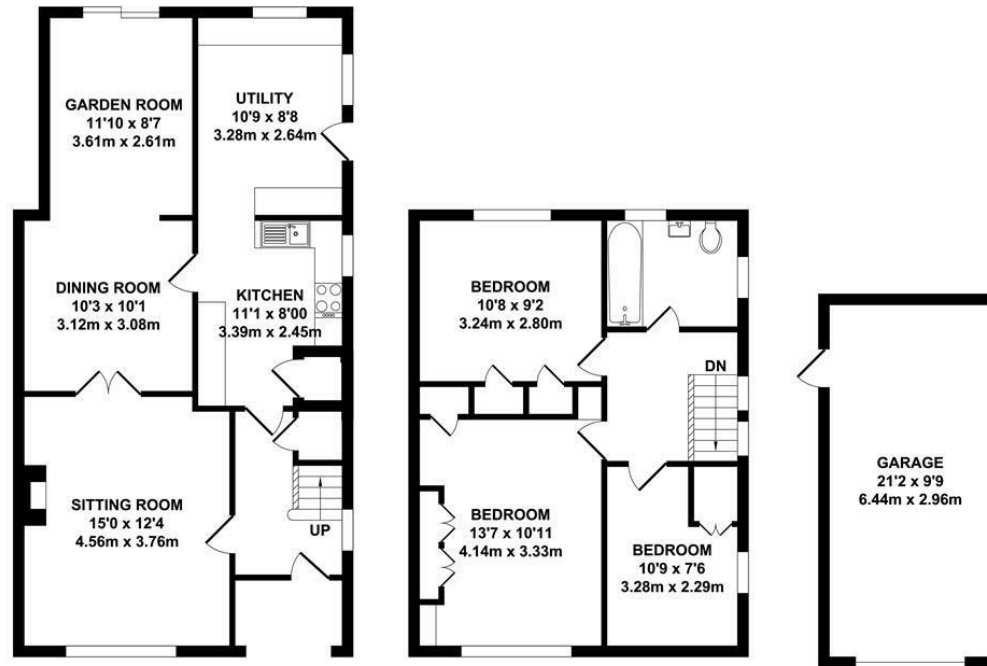
Upstairs, there are three generous-sized bedrooms, which are serviced by a family bathroom, with both a bath, and shower.

Externally, the home benefits from a good-sized rear garden, mainly laid to lawn, with a patio area- ideal for enjoying outdoor meals, gardening, or relaxing in the sun. There is side access from the front of the property, as well as a single garage and a private drive, which offers convenience for everyone.

Ribston Gardens is a lovely location, providing a sense of community while being close to local amenities and transport links. This semi-detached house is an excellent opportunity for those seeking a charming home in a desirable area. Don't miss the chance to make this property your own and enjoy all that it has to offer.

- No Onward Chain
- Lovely 3 Bedroom Semi-Detached Property
- Single Garage Plus Driveway
- Spacious Kitchen
- Well Kept Garden
- Living Room
- Dining Room
- Quiet Cul De Sac Location
- Close To Amenities And Paddock Wood Mainline Station
- Viewing Highly Encouraged





**GROUND FLOOR**  
 APPROX. FLOOR AREA  
 689 SQ.FT.  
 (64.05 SQ.M.)

**FIRST FLOOR**  
 APPROX. FLOOR AREA  
 487 SQ.FT.  
 (45.28 SQ.M.)

**OUTBUILDING**  
 APPROX. FLOOR AREA  
 205 SQ.FT.  
 (19.06 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1382 SQ.FT. (128.39 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		84
	C		
	D		
	E	46	
	F		
Not energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC

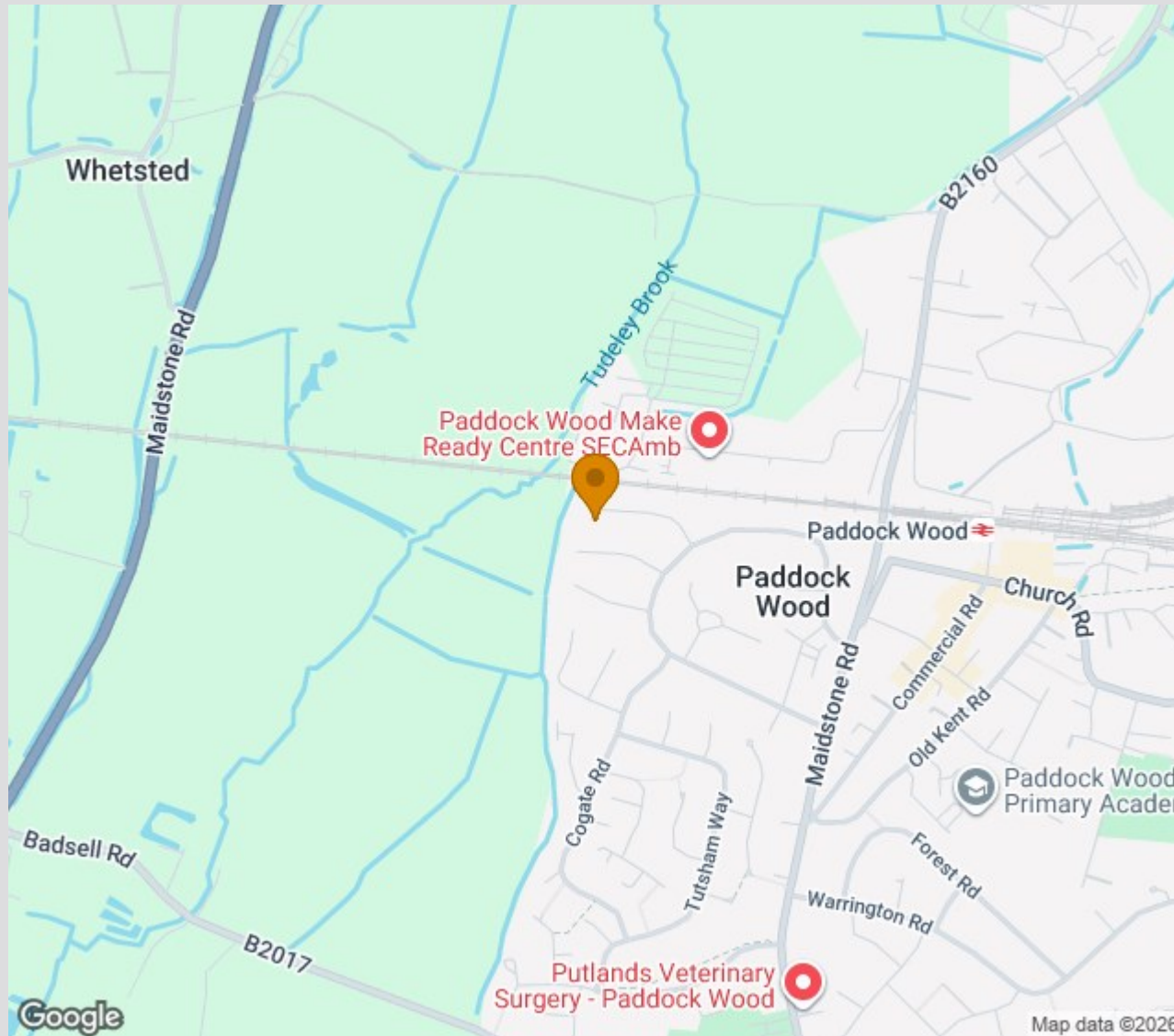




## Location Map

Tenure: Freehold

Council tax band: D



TO VIEW CONTACT:

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