



Challanger Close
Paddock Wood TN12 6TZ
Guide Price £425,000



COUNTRY HOMES

KHP
COUNTRY
HOMES
FOR SALE
01892 838080

Paddock Wood TN12 6TZ

THREE BEDROOM SEMI DETACHED HOUSE LOCATED ON PLEASANT CUL DE SAC

This well presented three bedroom semi detached home is located in a popular residential turning in the heart of Paddock Wood.

We believe this home would suit those looking to move up or downsize to the next family home due to the style, size and condition as well as location.

As you can see from the floor plan and pictures the property offers spacious well appointed accommodation including a large kitchen dining room with doors opening to the garden. To the first floor there is three well presented bedrooms and a modern family bathroom.

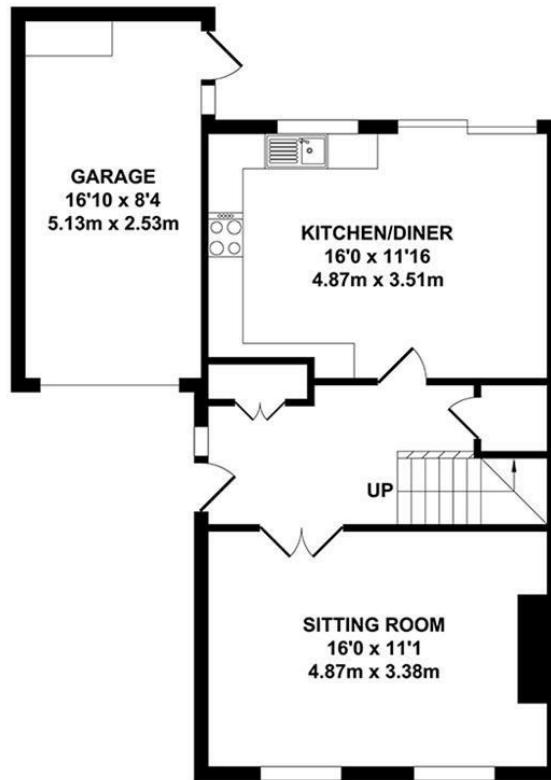
Externally there is a drive to the front providing parking for 2/3 cars leading to the garage and an attractive well presented rear garden.

The property is within walking distance of the town which offers shopping for every day needs to include Waitrose Supermarket, Barsley's department store, butchers, bakers, newsagents, primary and secondary (Mascalls Comprehensive School with Grammar stream) schools, health centre, main line station to London Charing Cross, Waterloo East, London Bridge.

Viewing is highly recommended.

- Close to Shops & Station
- Cul de Sac Location
- Semi Detached House
- Lounge
- Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom
- Good Sized Rear Garden
- Garage
- Driveway





GROUND FLOOR
APPROX. FLOOR AREA
620 SQ.FT.
(57.60 SQ.M.)

TOTAL APPROX. FLOOR AREA 1039 SQ.FT. (96.51 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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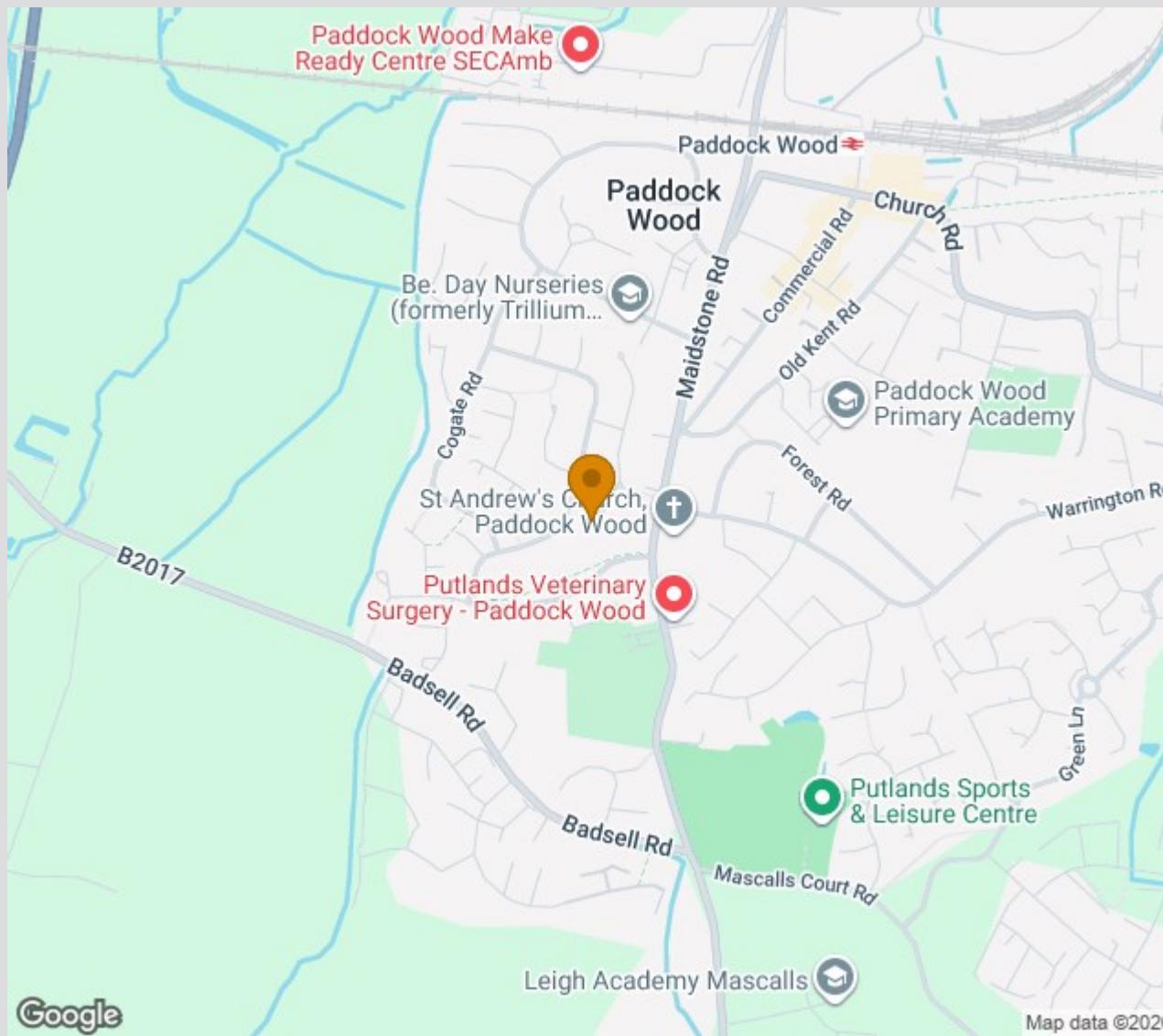
FIRST FLOOR
APPROX. FLOOR AREA
419 SQ.FT.
(38.91 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(16-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	82
EU Directive 2002/91/EC			





Location Map



Tenure: Freehold

Council tax band: D

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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