



Juno Street

Paddock Wood TN12 6FU

Guide Price £475,000



COUNTRY HOMES

Paddock Wood TN12 6FU

KHP Country Homes are delighted to present an exceptional opportunity to acquire a modern semi-detached house, presented in beautiful condition throughout and offered for sale CHAIN FREE.

This delightful home boasts an open plan sitting/dining room and kitchen with fridge freezer, oven and dishwasher. There is a downstairs cloakroom and good size storage cupboard in the hallway.

Upstairs are three well-proportioned bedrooms and a contemporary family bathroom. The master bedroom benefits from a built-in wardrobe, en-suite shower room and further cupboard/vanity area.

Externally, the garden has been re-worked to create a beautiful, bespoke oasis to enjoy. As you can see from the photos, it comprises both patio and gravelled area, along with borders and both rear and side access gates.

As a newer home, on offer is the latest contemporary design and energy efficiency, ensuring a comfortable living environment. The layout is thoughtfully designed to maximise space and light, creating a welcoming atmosphere throughout and the current owners have further added their own touch, making this a truly desirable home in a sought-after area.

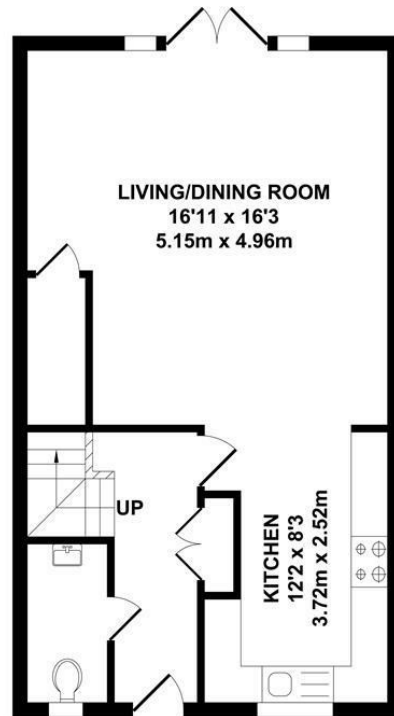
Along with various visitor bays, there are also two designated parking spaces with this property.

Situated on the outskirts of Paddock Wood which offers a wide variety of shopping facilities including a large Waitrose, Tesco & Jemson store with Post Office. Further stores include a bakers, opticians, dry cleaners plus a variety of coffee shops and a Department store. For those who require transport links into the Capital, there is a mainline station to London Charing Cross, Waterloo East & London Bridge. Paddock Wood also offers both Primary and Secondary schools. The larger towns of Tonbridge and Tunbridge Wells offer further shopping and leisure facilities.

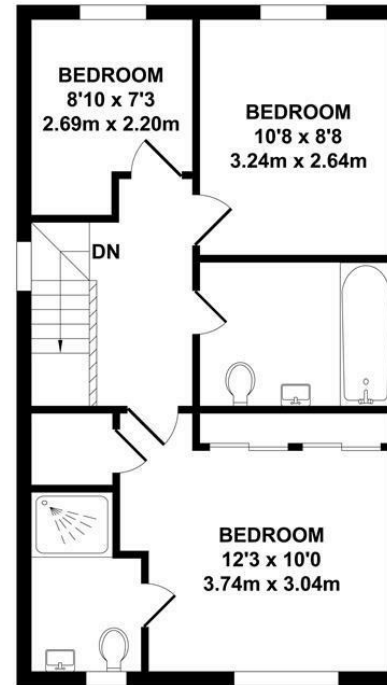
Do not miss the chance to make this beautiful house your new home.

- Contemporary 3 bed semi-detached home
- Generous size living/dining room
- Kitchen
- Downstairs cloakroom
- Family bathroom plus en-suite
- Parking for two cars
- Well-tended rear garden
- Sought-after
- Local amenities close by
- CHAIN FREE





GROUND FLOOR
APPROX. FLOOR AREA
479 SQ.FT.
(44.49 SQ.M.)

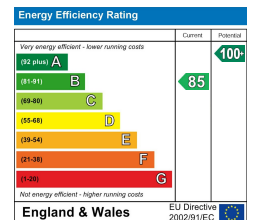


FIRST FLOOR
APPROX. FLOOR AREA
479 SQ.FT.
(44.49 SQ.M.)

TOTAL APPROX. FLOOR AREA 958 SQ.FT. (88.98 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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Location Map

Tenure: Freehold

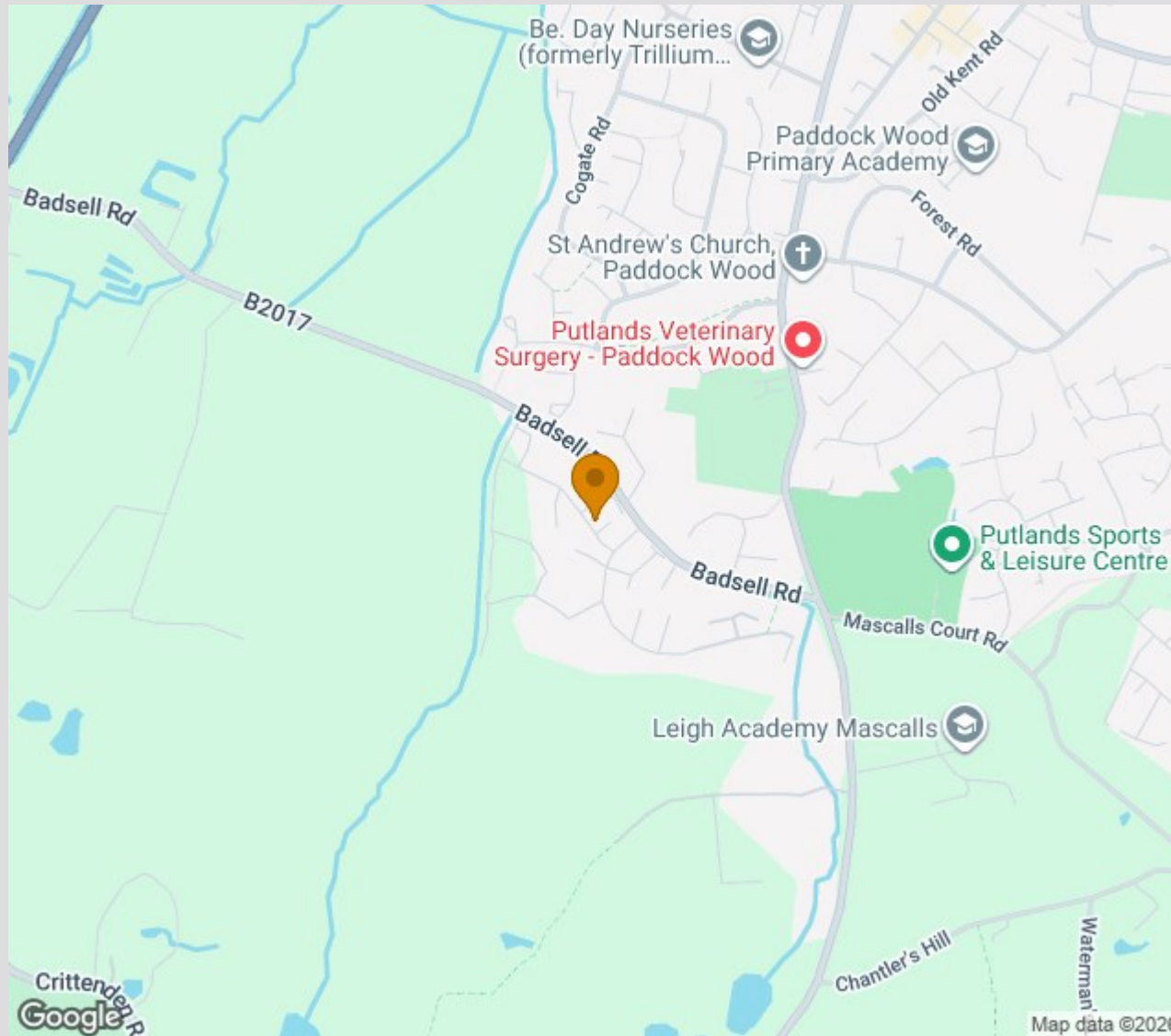
Council tax band: D

Charges

Service charge £442.54 pa

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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