



Forest Road
Paddock Wood TN12 6JU
Guide Price £475,000

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COUNTRY HOMES

Paddock Wood TN12 6JU

Immaculately presented 3 bed semi-detached family home, situated on the ever popular Forest Road.

The property comprises an entrance hallway and kitchen with access through to the downstairs cloakroom and garage.

As you can see from the floor plan, one of the most appealing features of this home, is the generous size living/dining room, boasting a lovely bay window to the front and double doors opening out onto the rear garden. This offers the perfect space for relaxing with family or entertaining guests.

Upstairs, the property features three inviting bedrooms, offering ample space for a growing family or guests staying over. There is also a well-maintained bathroom, ensuring convenience and functionality for everyday use.

One of the standout features of this home is the parking provision - not only is there a garage but also a driveway with parking for several cars. The rear garden offers a lovely space for the kids to play, being mainly laid to lawn but also offering a good size patio area.

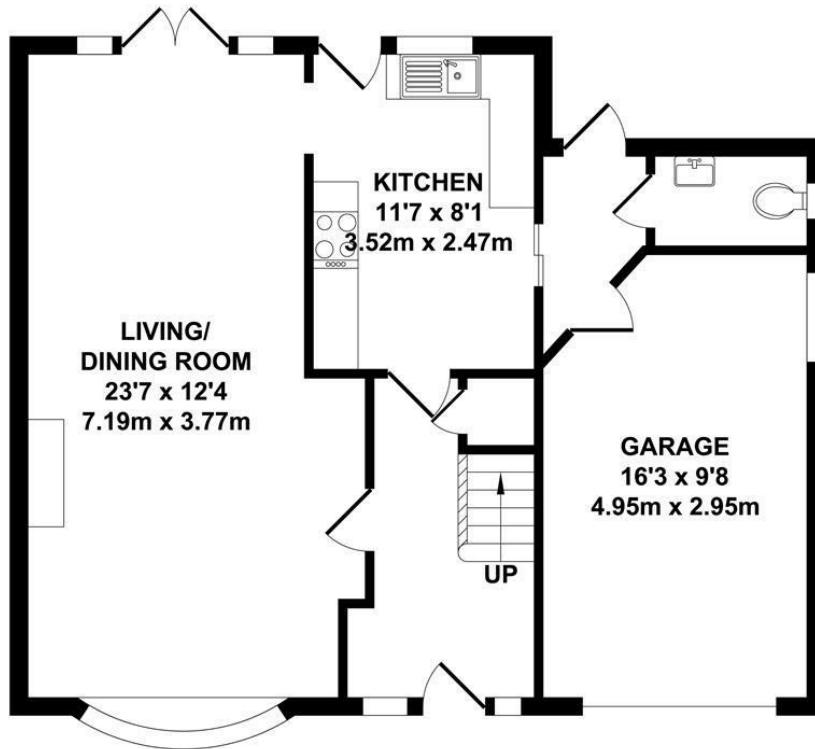
A rare find in this area, located in a peaceful neighbourhood, this house offers a tranquil environment while still being close to local amenities and transport links. Paddock Wood offers a wide variety of shopping facilities including a large Waitrose, Tesco & Jempson store with Post Office. Further stores include a bakers, opticians, dry cleaners plus a variety of coffee shops and a Department store.

For those that 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.

Don't miss the opportunity to make this charming house your new home. Contact us today to arrange a viewing.

- 3 bed family home
- Popular location
- Large living room
- Kitchen
- Downstairs cloakroom
- Family bathroom
- Garage plus large driveway
- Local amenities close by
- Early viewing highly encouraged



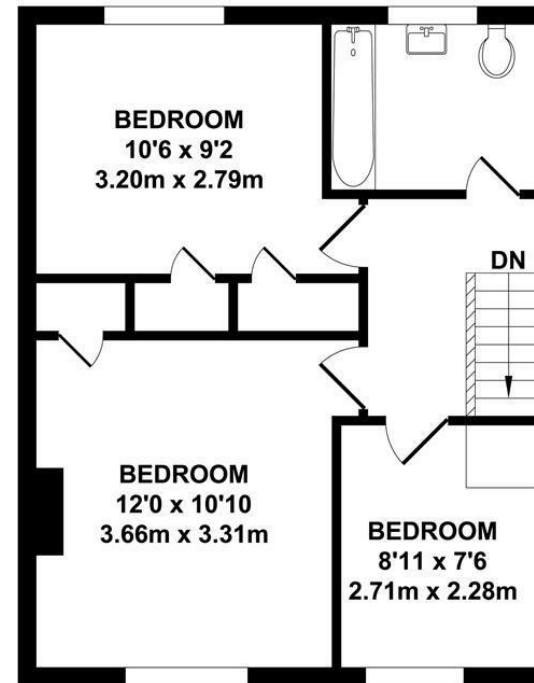


APPROX. FLOOR AREA
637 SQ.FT.
(59.15 SQ.M.)

TOTAL APPROX. FLOOR AREA 1075 SQ.FT. (99.85 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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APPROX. FLOOR AREA
438 SQ.FT.
(40.70 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

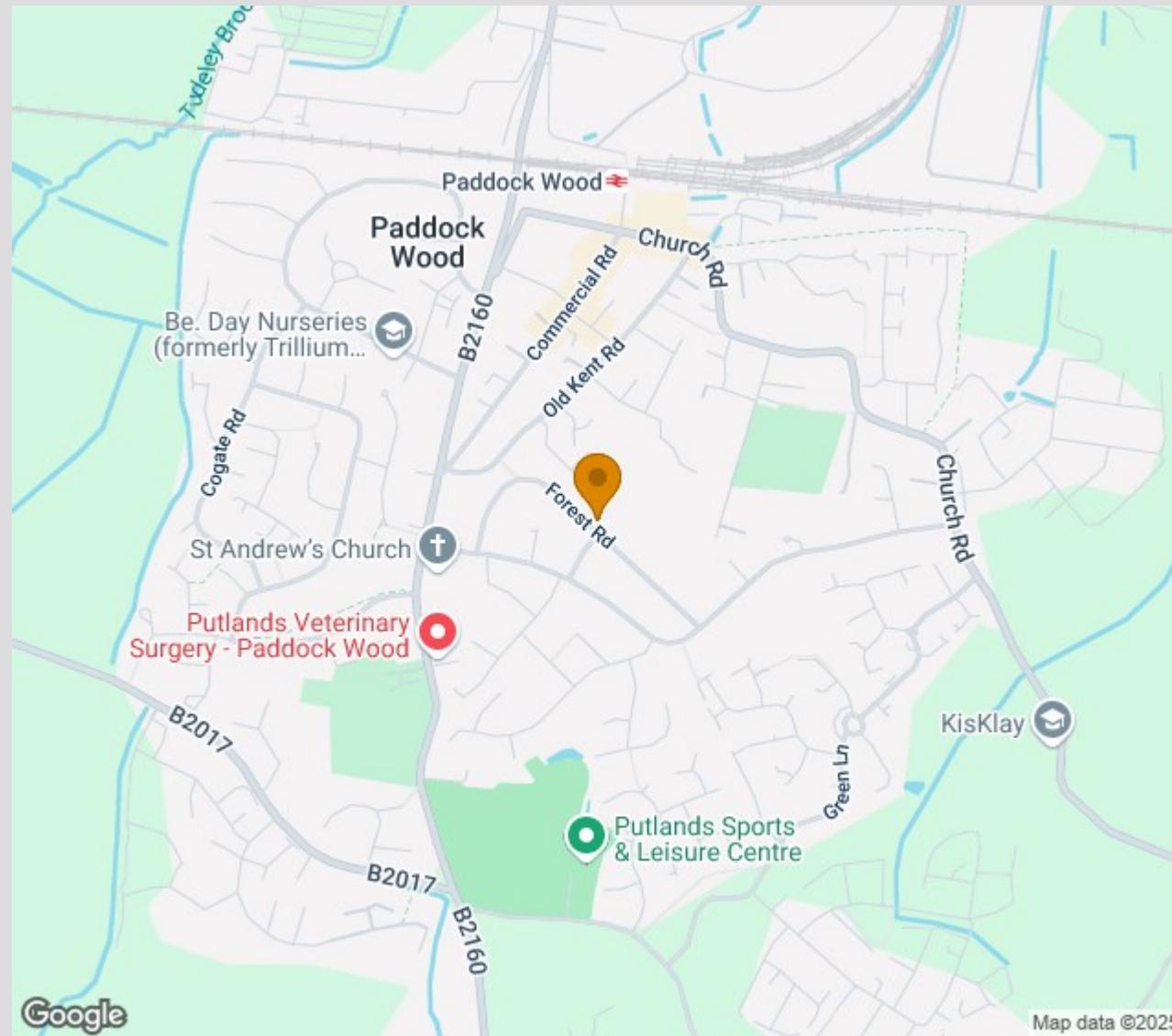




Location Map

Tenure: Freehold

Council tax band: D



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