



**Mount Pleasant**  
Paddock Wood TN12 6AG  
Guide Price £340,000



[www.khp.me](http://www.khp.me)

**COUNTRY HOMES**

## Paddock Wood TN12 6AG

KHP Country Homes are delighted to bring to the market this well-maintained 2 bed terrace home, situated in a convenient location in Paddock Wood. Offered for sale CHAIN FREE, this lovely home will not fail to impress.

The property has been extended to the rear to provide a large kitchen/diner with double doors which open out onto the rear garden, providing the perfect space for entertaining. There is also a generous size sitting room and downstairs cloakroom. Upstairs are two good size bedrooms and a contemporary family bathroom.

As you can see from the photos, there is a lovely little rear garden, with shed and also the added convenience of a garage.

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.

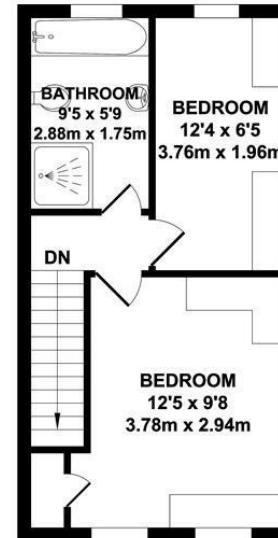
Call now to arrange your viewing.

- SOLD BY KHP COUNTRY HOMES
- Two bedrooms
- Extended terrace
- Generous size sitting room
- Large Kitchen/diner
- Downstairs cloakroom
- Modern bathroom
- Garage & parking
- Mainline train station close by
- Early viewing highly encouraged





GROUND FLOOR  
APPROX. FLOOR AREA  
422 SQ.FT.  
(39.24 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
318 SQ.FT.  
(29.52 SQ.M.)

TOTAL APPROX. FLOOR AREA 740 SQ.FT. (68.76 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			
(92 plus)	A		89
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

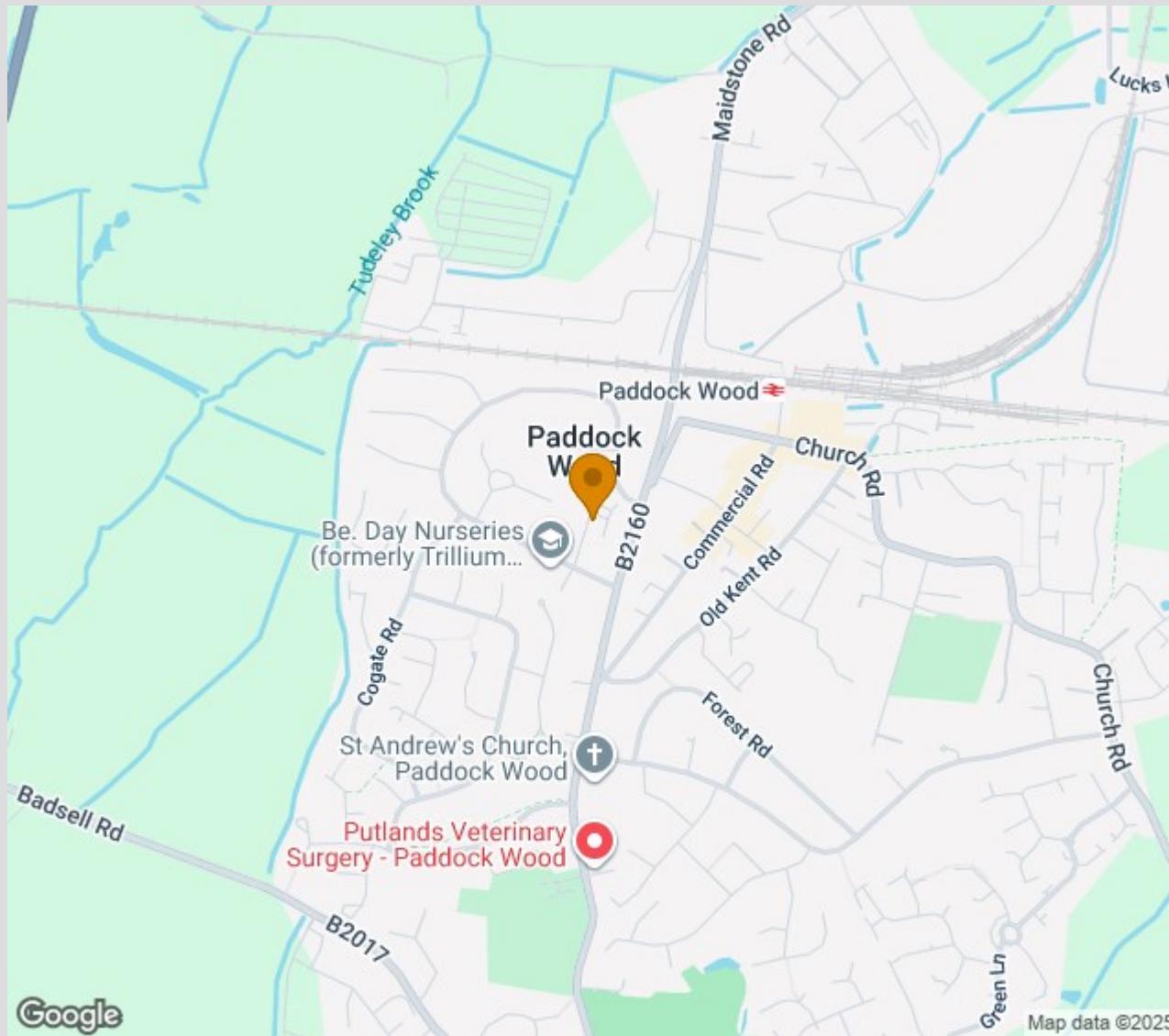




## Location Map

Tenure: Freehold

Council tax band: C



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