



Alliance Way  
Paddock Wood TN12 6TY  
Guide Price £475,000

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COUNTRY HOMES

## Paddock Wood TN12 6TY

KHP Country Homes are delighted to bring to the market this charming 4 bed detached house. Rarely available and situated on desirable cul de sac, this lovely home offers a great space, ideal for family living. This older property exudes a warmth that makes it a wonderful place to create lasting memories.

The property boasts two reception rooms, a conservatory, downstairs cloakroom, utility area and access to the integral garage in addition to a good size kitchen with side access door.

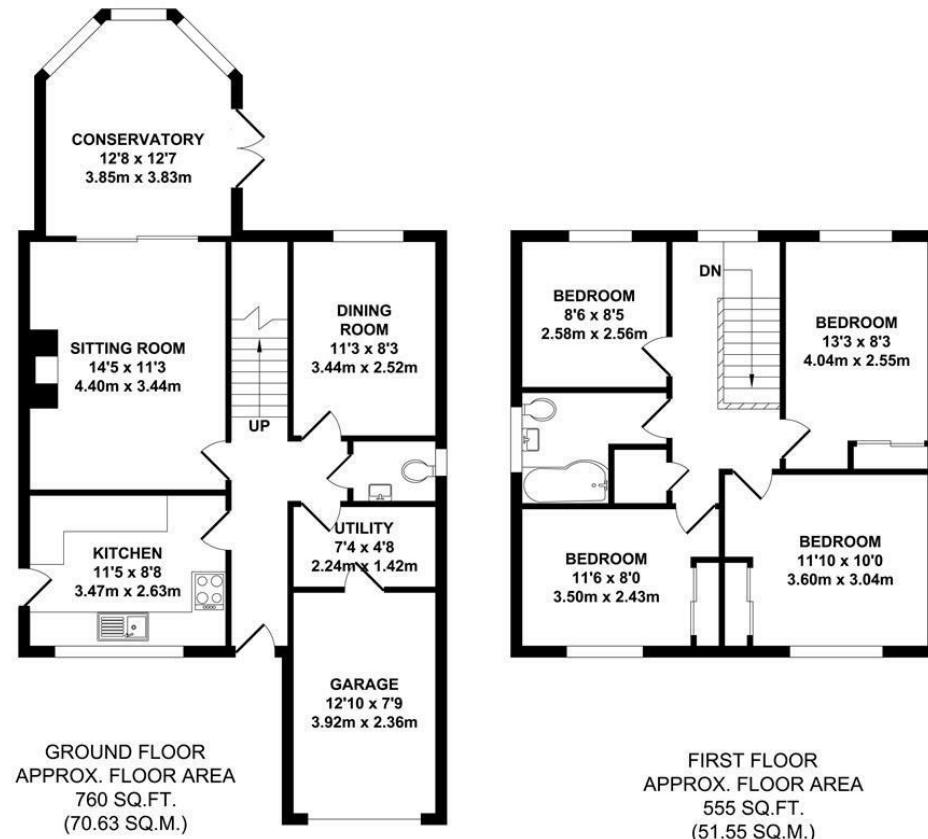
The home features four well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests and the bathroom is conveniently located, catering to the needs of the household.

As you can see from the photos, there is a grassed area and small patio to the rear while the front provides a generous size driveway offering parking for several vehicles, as well as 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.

- Popular cul-de-sac position
- Detached family home
- Two reception rooms
- Kitchen
- Conservatory
- Utility room
- Downstairs cloakroom
- Four bedrooms
- Family bathroom
- Garage & large driveway





**TOTAL APPROX. FLOOR AREA 1315 SQ.FT. (122.18 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	81
EU Directive 2002/91/EC			

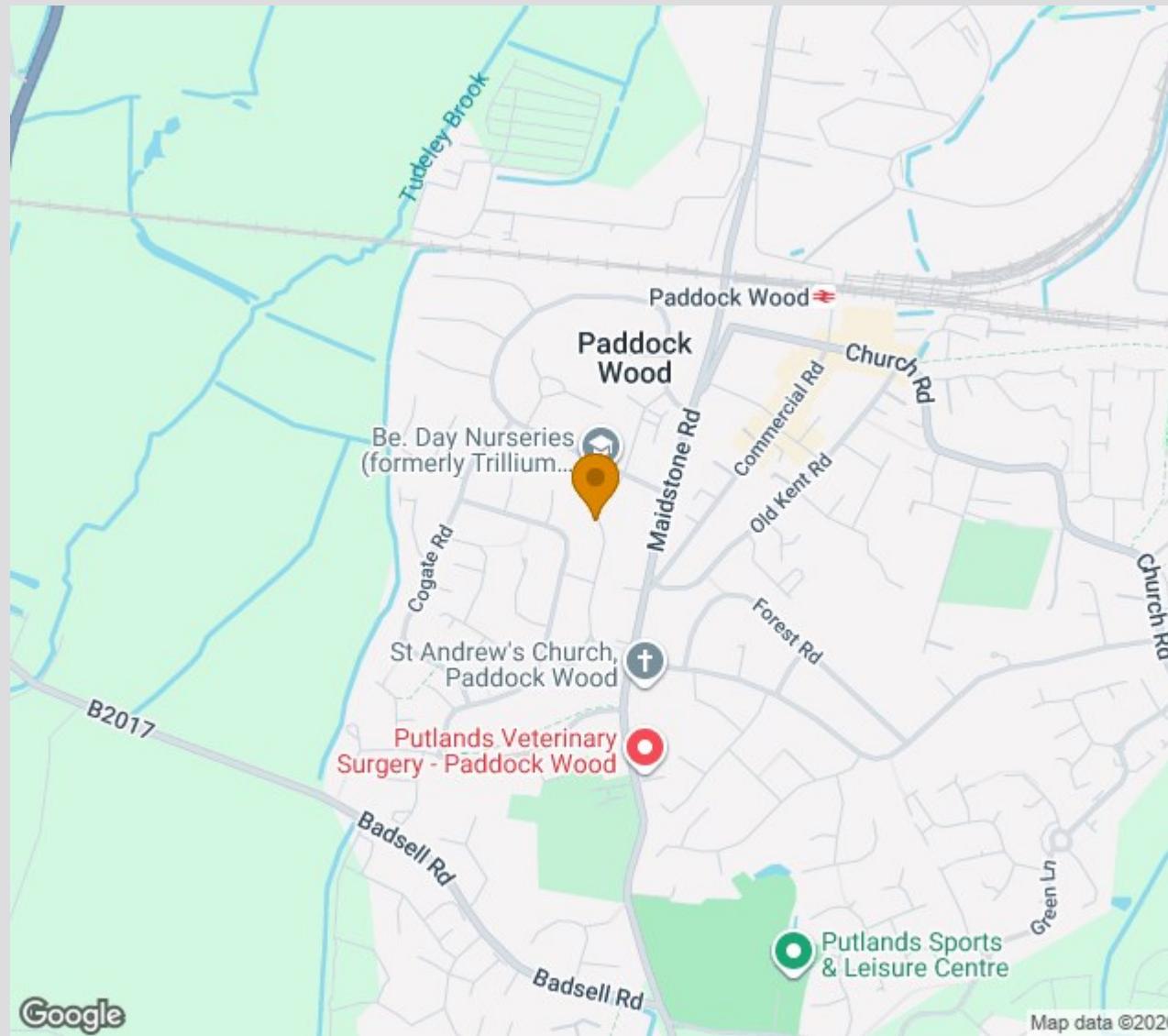




## Location Map

Tenure: Freehold

Council tax band: E



Google



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