



Mount Pleasant
Paddock Wood TN12 6AG
Guide Price £335,000

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COUNTRY HOMES

Paddock Wood TN12 6AG

Situated on a popular road in Paddock Wood is this delightful semi-detached home offering a perfect blend of comfort and convenience. Well presented throughout and offered for sale CHAIN FREE, early viewing is highly encouraged.

The property features a porch and two well-proportioned reception rooms, the living room boasting a wood burning stove. The current vendors have lovingly refurbished the property throughout with a new contemporary kitchen and bathroom and new boiler controlled with hive. Upstairs are two generous size bedrooms.

Externally, there is an attractive front aspect, with a useful porch and new composite front door. The front garden is low maintenance with paved front garden. There is gated side access to the rear, where there is a further paved and grassed area and outside office/summer house (with electricity) at the bottom of the garden.

With its appealing layout and prime location, this semi-detached house is an excellent opportunity for anyone looking to settle in a friendly community. Whether you are a first-time buyer or downsizer, this property is sure to meet your needs. Don't miss the chance to make this lovely house your new home.

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.

- Two bed semi-detached
- Immaculately presented
- Living room
- Dining room
- Kitchen
- Bathroom
- Large bedrooms
- Outside office
- Convenient location
- CHAIN FREE





GROUND FLOOR
APPROX. FLOOR AREA
553 SQ.FT.
(51.33 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
332 SQ.FT.
(30.82 SQ.M.)

OUTBUILDING
APPROX. FLOOR AREA
172 SQ.FT.
(16.02 SQ.M.)

TOTAL APPROX. FLOOR AREA 1057 SQ.FT. (98.17 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

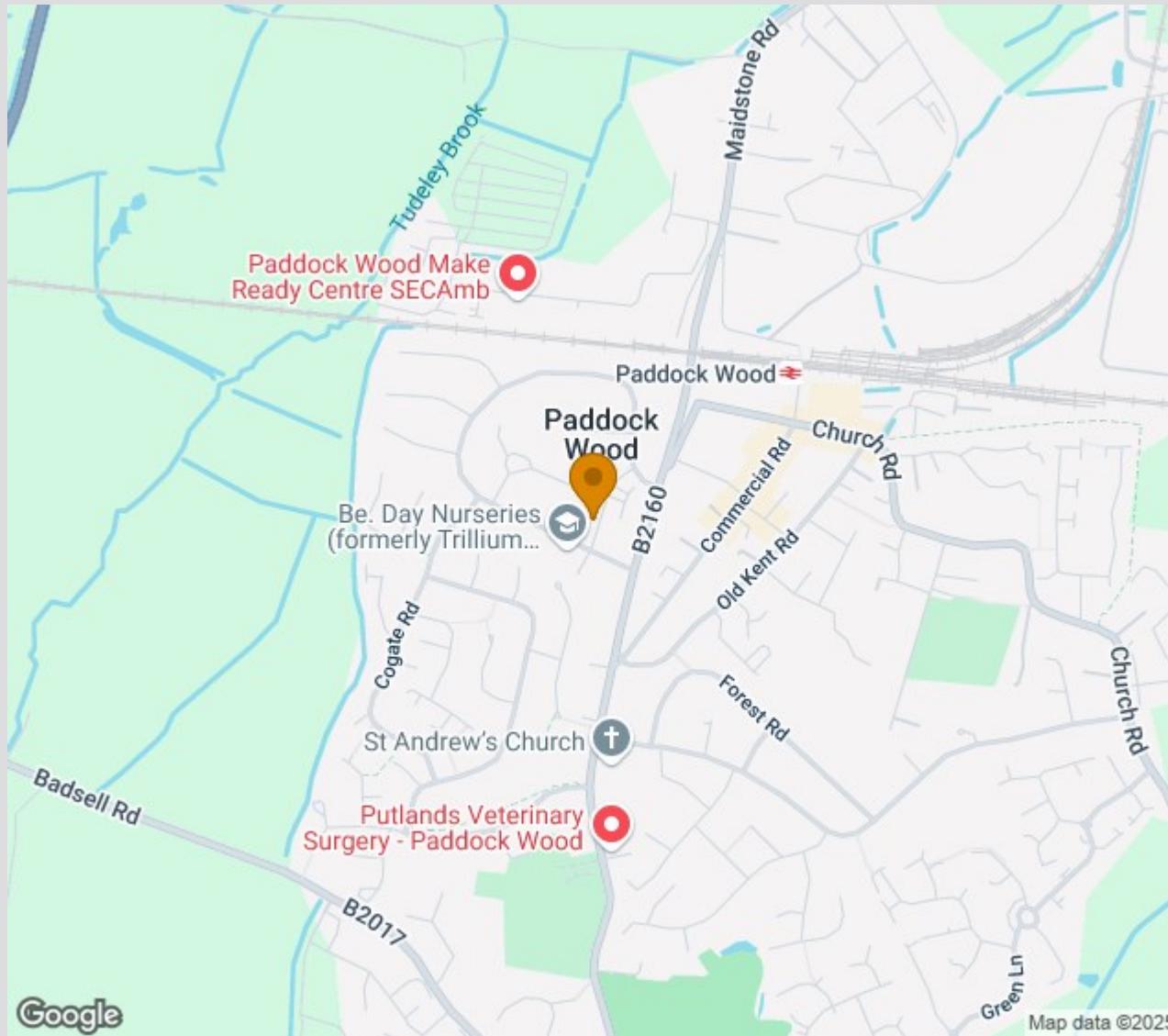




Location Map

Tenure: Freehold

Council tax band: C



Google



TO VIEW CONTACT:
01892 838 080 countryhomes@khp.me
www.khp.me



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