



**Cobbs Close**  
Paddock Wood TN12 6UW  
Guide Price £399,950



COUNTRY HOMES

## Paddock Wood TN12 6UW

Good size, three bed semi-detached family home situated in a popular residential road in Paddock Wood, offered for sale CHAIN FREE.

The property comprises a generous size living/dining room, offering the perfect space for the growing family, in addition to a conservatory and kitchen.

Upstairs are three bedrooms and a family bathroom.

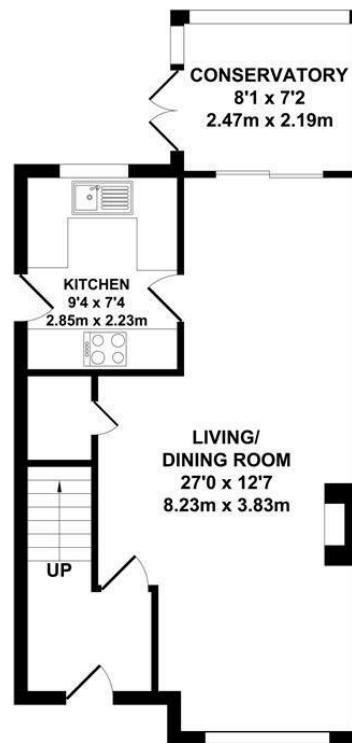
Externally the property boasts a driveway and garden to the front and rear garden with grassed area and patio. There is further scope to extend (subject to gaining the requisite consents) to really make this house your own.

The property is situated just a short walk from Paddock Wood high street which 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.

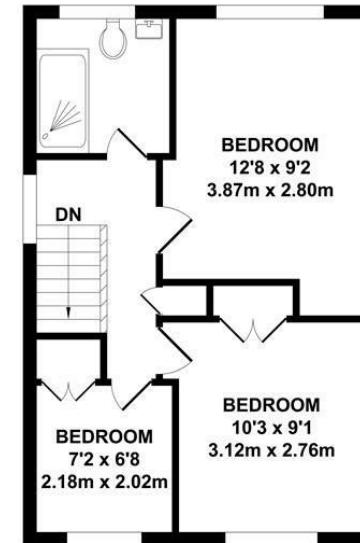
CALL NOW TO ARRANGE YOUR VIEWING.

- Three bed semi detached family home
- Popular cul de sac location
- Large living/dining room
- Kitchen
- Conservatory
- Family bathroom
- Driveway
- Local amenities in walking distance
- Paddock Wood mainline station close by
- Early viewing highly encouraged





GROUND FLOOR  
APPROX. FLOOR AREA  
481 SQ.FT.  
(44.64 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
401 SQ.FT.  
(37.26 SQ.M.)

TOTAL APPROX. FLOOR AREA 882 SQ.FT. (81.90 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.

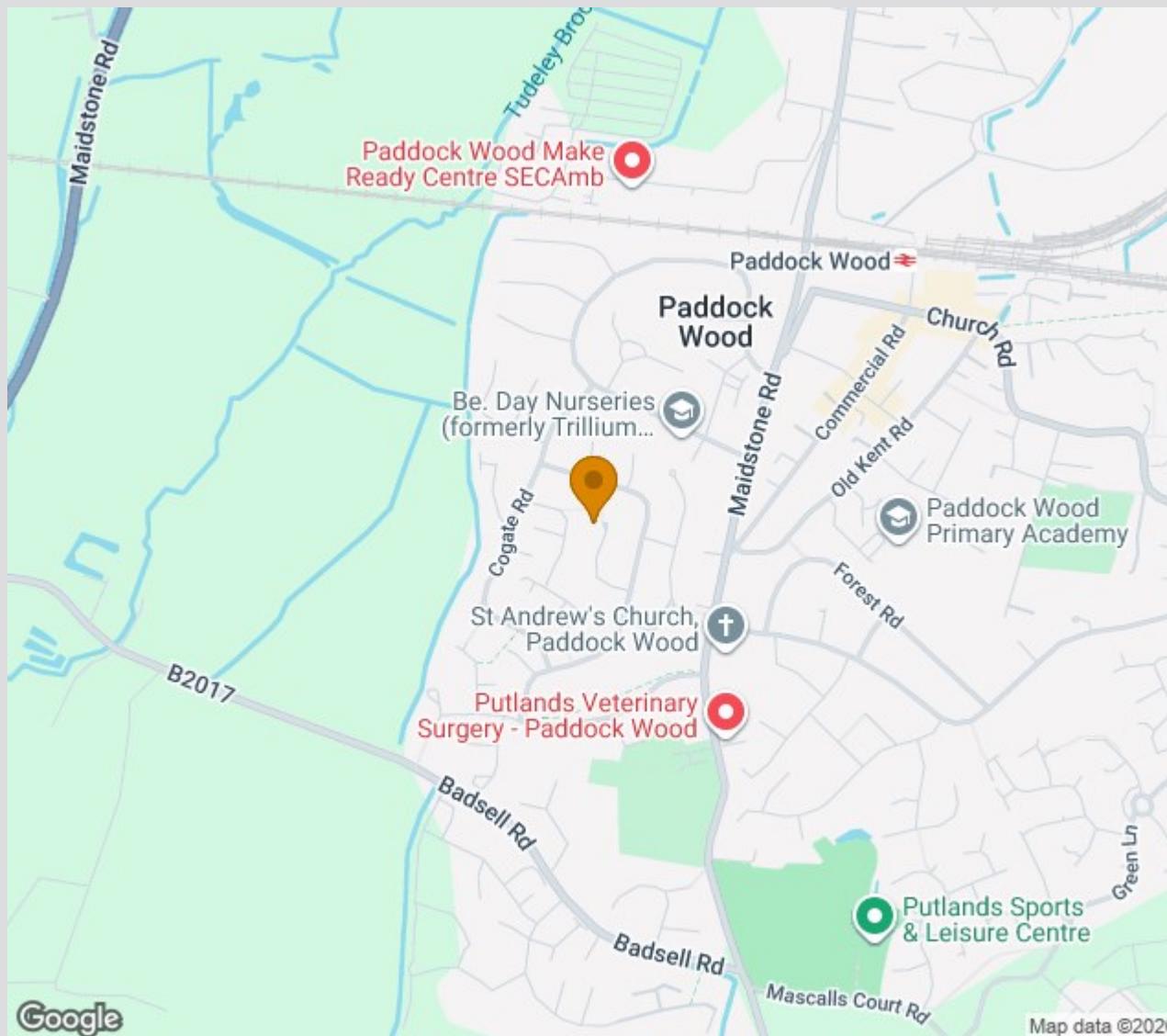
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	83
EU Directive 2002/91/EC			





## Location Map



Tenure: Freehold

Council tax band: C

### 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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