



## Falmouth Place

Five Oak Green TN12 6RD

Guide Price £475,000



COUNTRY HOMES



## Five Oak Green TN12 6RD

STUNNING FAMILY HOME IN A GREAT LOCATION - WITH PLANNING TO CREATE A FOUR BEDROOM

This stunning semi detached family home is situated in a popular and quiet cul de sac residential location that is within walking distance of the the local park. Five Oak Green is a desirable village which provides local shops and Primary school. Well located for those who need to commute as the excellent 'A' road network provides easy access to the A21 and beyond. The village lies between the larger towns of Tonbridge and Paddock Wood, the latter offering mainline station, larger supermarkets and Secondary school.

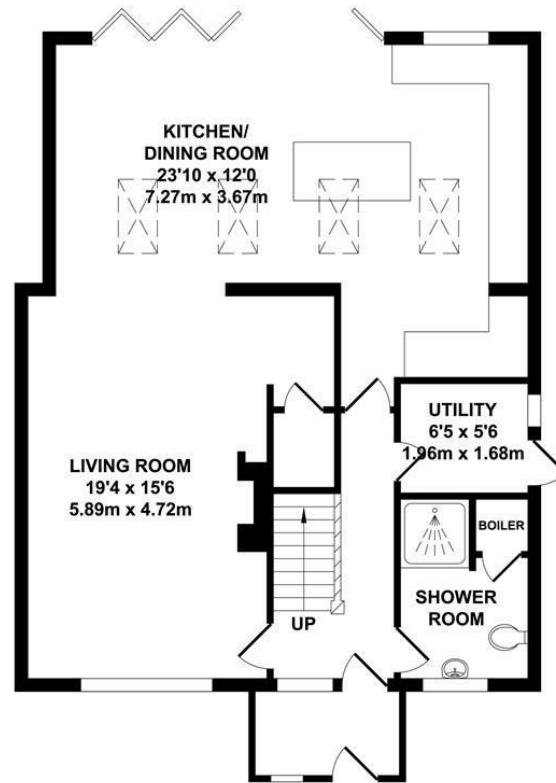
Ideal for those looking for a property that has been modernised and that offers an open plan feel with bright, spacious and versatile accommodation.

Once inside the property there is a great feeling of space. The property has been extended to provide a good sized family kitchen/diner that opens onto the garden via modern bi folding doors. The ground floor accommodation also includes a well appointed lounge, modern shower room and utility room. To the first floor there are three good size bedrooms, all benefitting from fitted wardrobes and all served by a modernised bathroom.

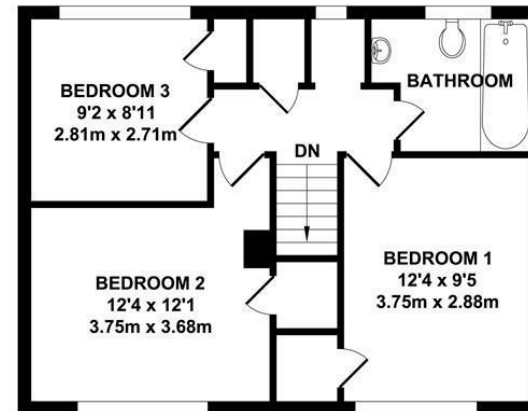
Outside the rear garden is great size and to the front there is a large blocked paved drive with ample off street parking.

- Cul de sac position
- Close to local park
- Extended semi detached
- Large kitchen /diner with bi folding doors to garden
- Utility room
- Bathroom & shower room
- Three bedrooms
- Large garden & drive way
- Planning for 4th bedroom
- Council tax band C





GROUND FLOOR  
APPROX. FLOOR AREA  
826 SQ.FT.  
(76.78 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
488 SQ.FT.  
(45.33 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1314 SQ.FT. (122.11 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			
A (92 plus)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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**KHP**  
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**COUNTRY HOMES**











## Location Map

Tenure: Freehold

Council tax band: C



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**TO VIEW CONTACT:**

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