



Allington Road
Paddock Wood TN12 6AN
Offers Over £400,000

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COUNTRY HOMES

Paddock Wood TN12 6AN

Situated in a quiet residential road in Paddock Wood is this 3-bedroom semi-detached property. The location of the property is particularly convenient with a doctors surgery close by and Paddock Wood Mainline station in easy walking distance with direct and fast links to London (approx. 45 minutes). Offering spacious living, practical features and a fantastic garden, it is also ideal for those looking to invest in a home that can be tailored to their taste and requirements.

Step inside to a welcoming entrance hall leading to a bright and airy lounge, a well-appointed kitchen and a separate dining area that flows into a spacious conservatory — perfect for families and entertaining. A convenient downstairs WC adds to the practicality of the ground floor.

Upstairs, the property boasts three comfortable bedrooms and a family shower room.

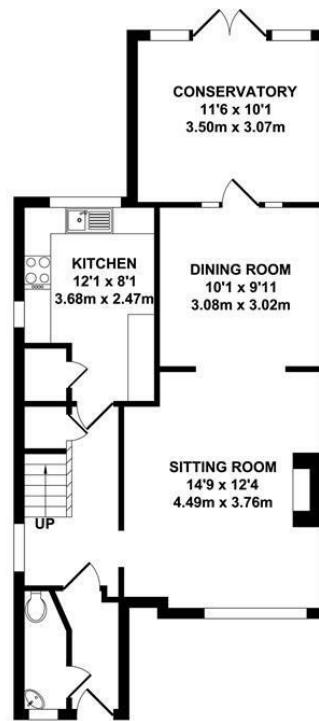
Outside, the home truly shines with a generous rear garden, ideal for children, pets, or summer entertaining. To the front, the off-road parking and the garage provide ease and convenience.

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.

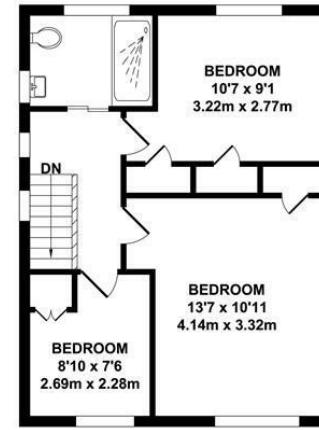
Call today to book in your viewing!

- Three bed semi-detached
- Popular residential location
- Generous size garden
- Large sitting room
- Conservatory
- Downstairs cloakroom
- Kitchen
- Garage plus driveway
- Local amenities close by
- Viewing highly encouraged

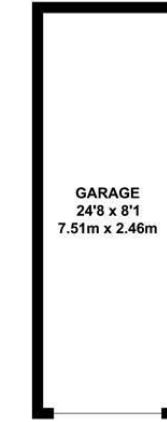




GROUND FLOOR
APPROX. FLOOR AREA
617 SQ.FT.
(57.34 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
463 SQ.FT.
(43.00 SQ.M.)



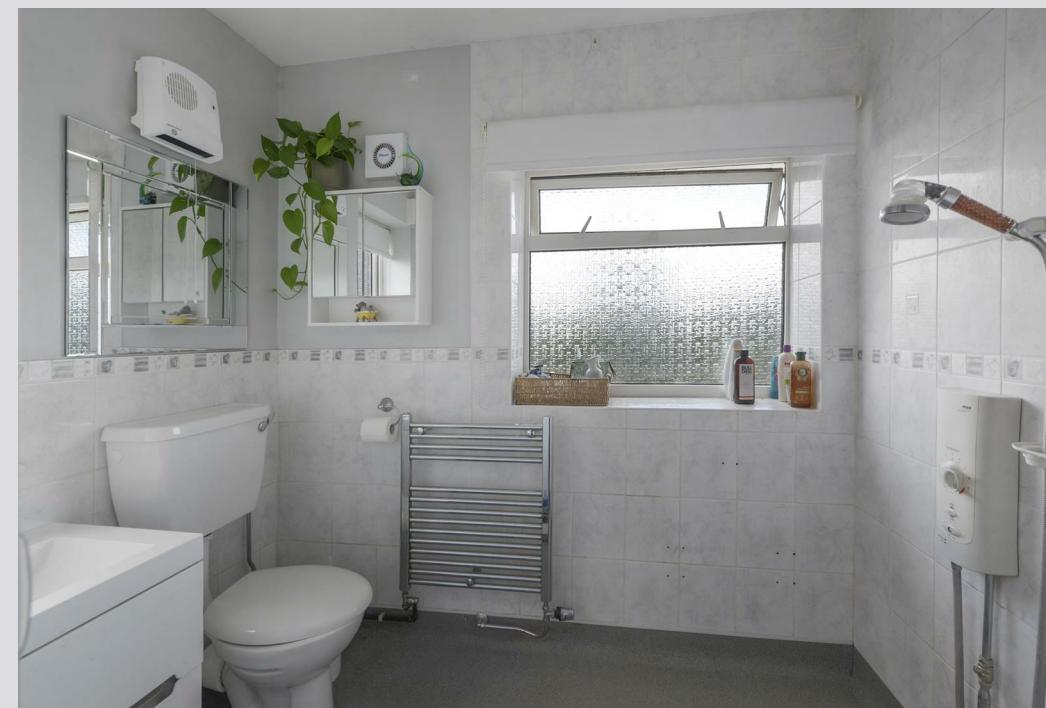
OUTBUILDING
APPROX. FLOOR AREA
199 SQ.FT.
(18.47 SQ.M.)

TOTAL APPROX. FLOOR AREA 1279 SQ.FT. (118.81 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		84
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(31-54)	E		
(21-30)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

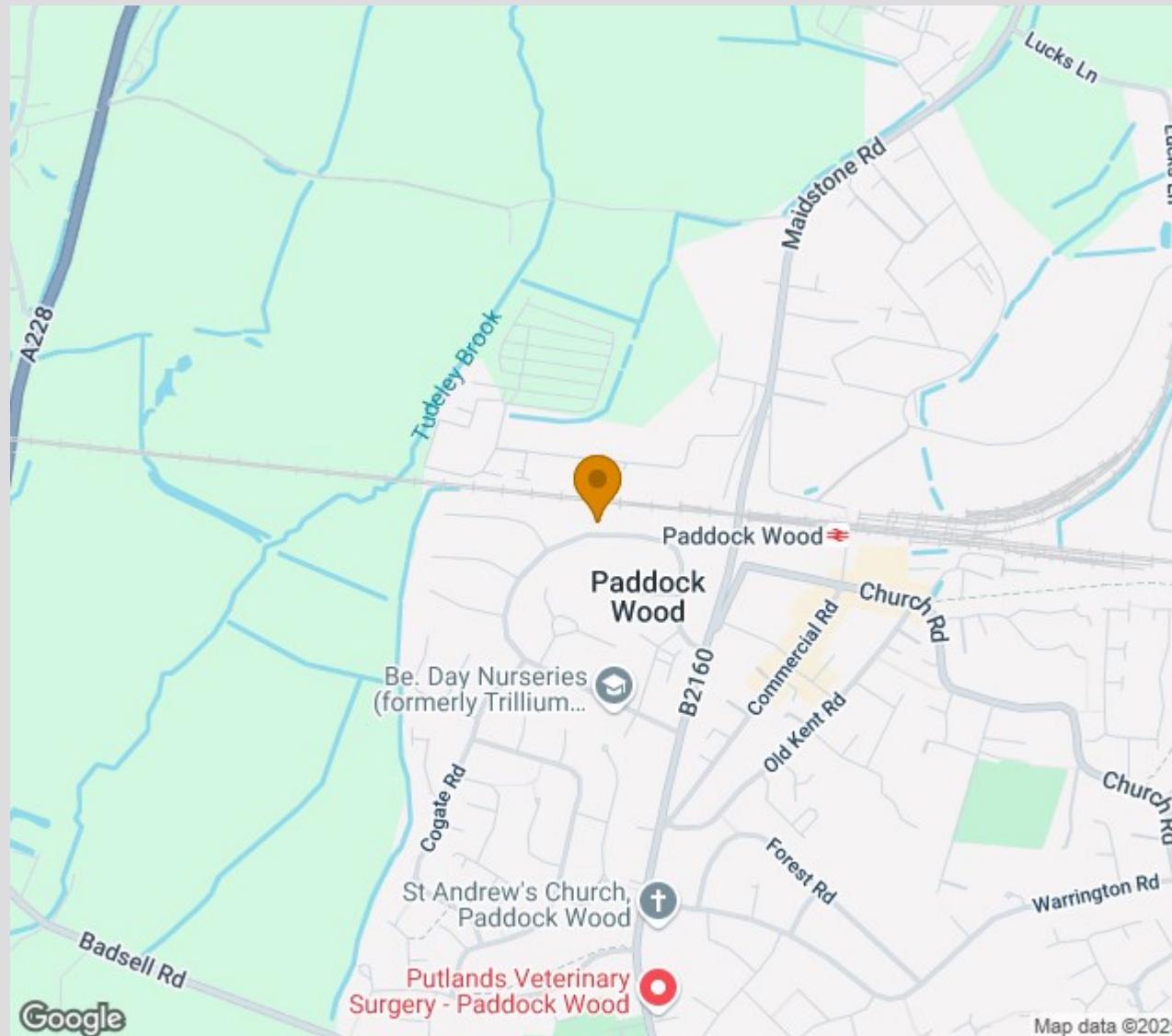




Location Map

Tenure: Freehold

Council tax band: D



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