



Queen Street  
Paddock Wood TN12 6PJ  
Offers Over £750,000



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COUNTRY HOMES

## Paddock Wood TN12 6PJ

Nestled on the outskirts of Paddock Wood in a quiet semi-rural position is this splendid 4 bed detached house offering a perfect blend of character and charm.

As you can see from the floor plan, this delightful home offers a versatile layout allowing for various uses, whether you envision a formal dining area, a cosy lounge, or a vibrant playroom for children, it is ideal for both entertaining guests and enjoying family time. In addition, there is a large kitchen and downstairs cloakroom. Double doors open from the sitting room and offer a view over the generous size south-facing garden.

The house boasts four well-appointed bedrooms upstairs, providing ample space for family members or guests, in addition to a family bathroom. Recently decorated throughout, there is an abundance of natural light flowing throughout, creating a warm and inviting atmosphere.

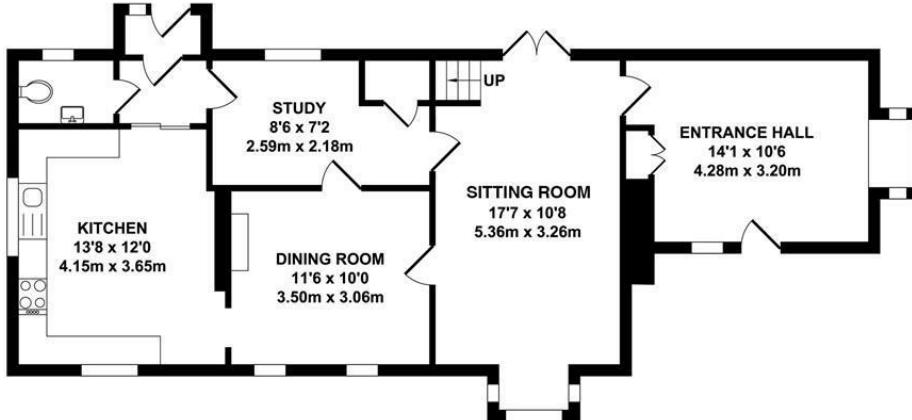
This lovely home offers a driveway and garage adding to the convenience and overall appeal of the home, making it not only a beautiful place to live but also a practical one. One of the most exciting features of this property is the generous size garden, which offers a wealth of mature trees, plants and shrubs, providing a private, secluded garden to enjoy.

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. If you are seeking a spacious and versatile home on the outskirts of Paddock Wood, this detached house on Queen Street is certainly worth considering.

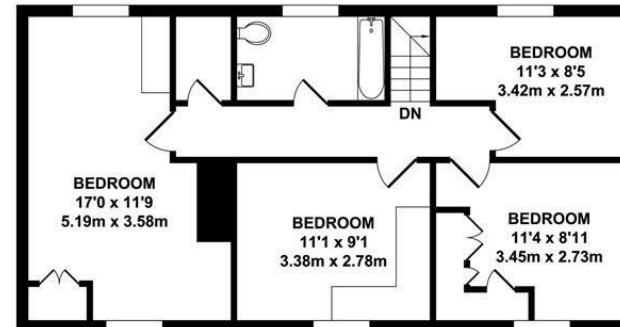
Call now to arrange your viewing.

- Delightful 4 bed character cottage
- Detached
- Generous garden
- 3/4 reception rooms
- Kitchen
- Downstairs cloakroom
- Period features
- Garage plus driveway
- Quiet semi-rural location
- Early viewing highly encouraged

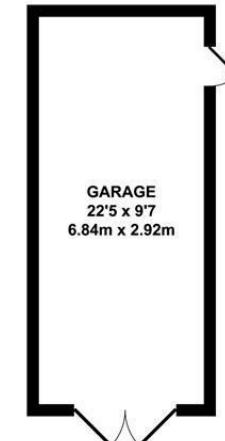




GROUND FLOOR  
APPROX. FLOOR AREA  
795 SQ.FT.  
(73.90 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
612 SQ.FT.  
(56.87 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
215 SQ.FT.  
(19.97 SQ.M.)

### TOTAL APPROX. FLOOR AREA 1623 SQ.FT. (150.74 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		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		40	75
EU Directive 2002/91/EC			





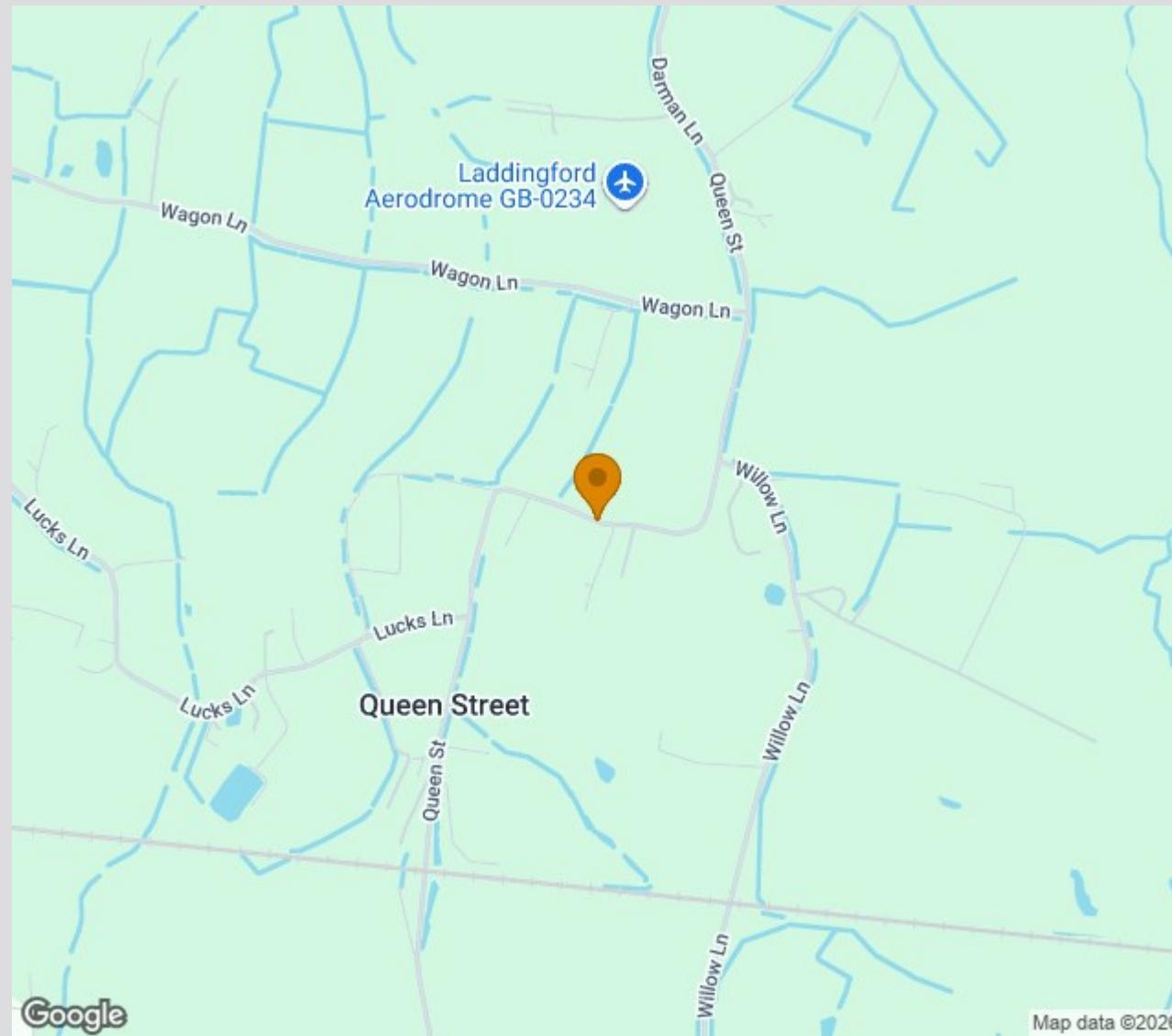
## Location Map

Tenure: Freehold

Council tax band: F

### 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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