



Old Kent Road
Paddock Wood TN12 6JE
Guide Price £525,000



COUNTRY HOMES

Paddock Wood TN12 6JE

KHP Country Homes are delighted to bring to the market this superbly presented 1930's semi-detached home.

Offering the perfect blend of character but with all the conveniences of modern day living, this delightful home is sure to impress. Generously extended, this home features three inviting reception rooms, ideal for family life, relaxation and entertaining.

With four well-proportioned bedrooms, there is plenty of room for a growing family or for those who enjoy having guests. The three bathrooms/shower rooms ensure that morning routines run smoothly, providing convenience for all occupants.

Externally the property boasts parking for several vehicles, including a driveway and large double garage, a rare find in this desirable location. The rear garden is mainly laid to lawn but also offers a large patio area to enjoy. As you can see from the photos, there is also a grassed front garden with pathway leading up to the property.

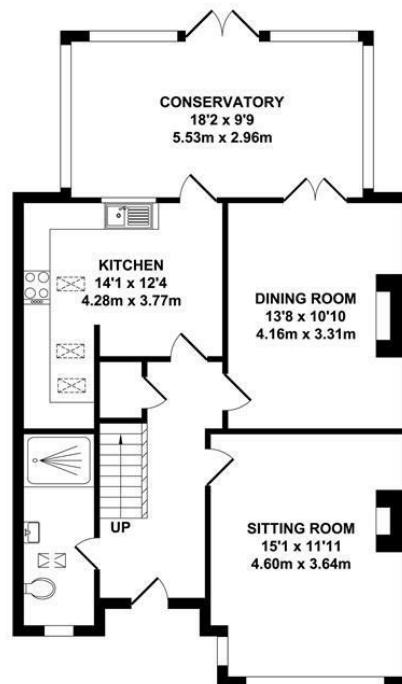
This older property has been well-maintained and offers a wonderful opportunity for those looking to settle in a friendly community with excellent local amenities.

In summary, this semi-detached house on Old Kent Road is a fantastic opportunity for anyone seeking a spacious family home with character and convenience. Don't miss your chance to make this charming property your own.

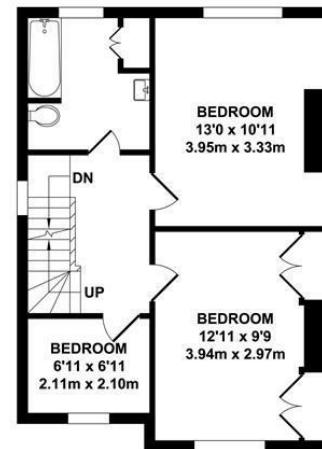
Paddock Wood offers a wide variety of shopping facilities including a large Waitrose, Tesco & Jempson store with Post Office. Further stores include a bakers, opticians, dry cleaners plus a variety of coffee shops and a Department store. For those that require transport links into the Capital, there 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.

- Generous size 4 bed family home
- Three reception rooms
- Three bath/shower rooms
- Kitchen
- Ample parking
- Well maintained garden
- Convenient location
- Paddock Wood Mainline Train Station in walking distance
- Local amenities close by
- Early viewing highly encouraged

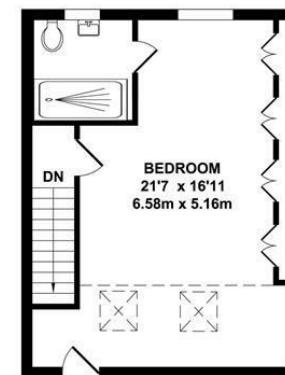




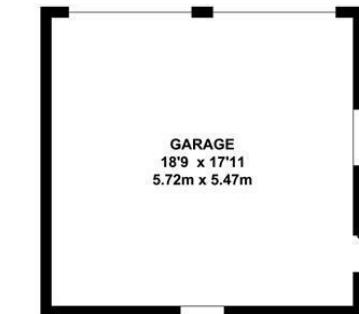
GROUND FLOOR
APPROX. FLOOR AREA
823 SQ.FT.
(76.50 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
481 SQ.FT.
(44.73 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
363 SQ.FT.
(33.69 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
337 SQ.FT.
(31.29 SQ.M.)

TOTAL APPROX. FLOOR AREA 2004 SQ.FT. (186.21 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	77	82
(39-54)	E		
(21-38)	F		
(16-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			





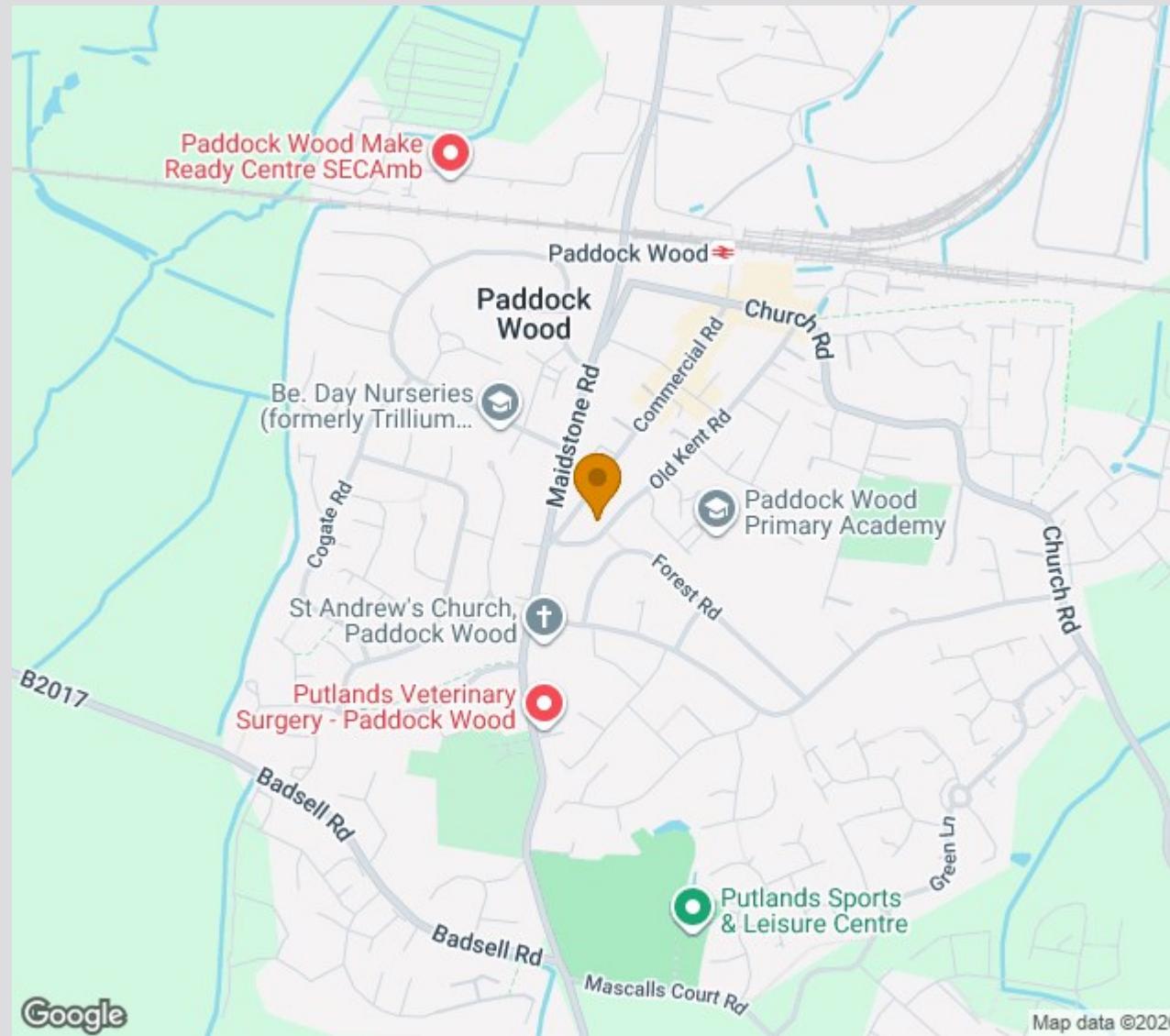
Location Map

Tenure: Freehold

Council tax band: D

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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01892 838 080 countryhomes@khp.me
www.khp.me

