



**Utah Road**  
Paddock Wood TN12 6FX  
Guide Price £600,000

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COUNTRY HOMES

## Paddock Wood TN12 6FX

PRICE GUIDE £600,000 - £625,000

Situated in a private, gated cul de sac, is this immaculately presented 3 bed detached family home. Benefiting from an upgraded kitchen, beautiful extension and remainder of a new build warranty, early viewing is highly encouraged.

Offered for sale CHAIN FREE, this stunning detached home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. There is also the added convenience of a contemporary family bathroom and an en-suite to the master bedroom.

Downstairs provides a modern, open plan feel with luxury, upgraded kitchen, living area and beautiful extension which is currently used as a dining room. This beautiful space has been thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout and providing ample opportunity for relaxation or entertainment.

Outside, the property boasts a detached garage and a driveway, adding convenience and overall appeal of the home.

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.

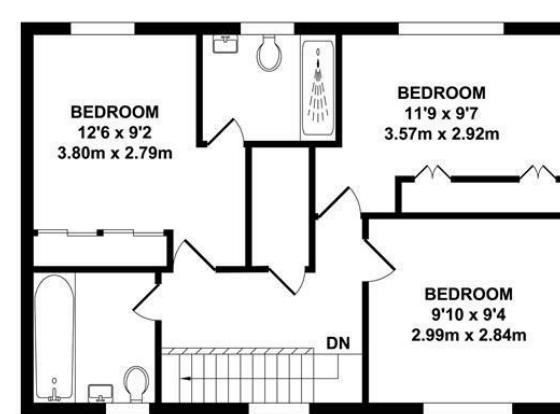
Don't miss the chance to make this lovely property your new home, call now to book your viewing.

- Stunning 3 bed detached
- Immaculately presented
- Extended
- Contemporary, upgraded kitchen
- Downstairs cloakroom
- Family bathroom & En-Suite to master
- Garage plus driveway
- Exclusive gated cul de sac
- Local amenities close by
- Chain free

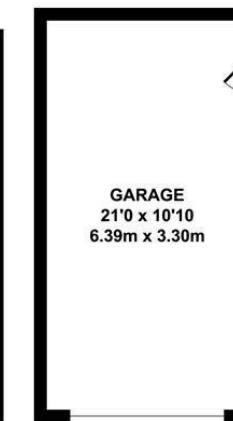




GROUND FLOOR  
APPROX. FLOOR AREA  
751 SQ.FT.  
(69.76 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
571 SQ.FT.  
(53.09 SQ.M.)

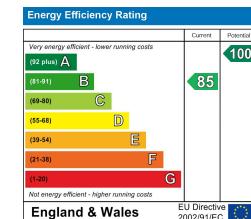


OUTBUILDING  
APPROX. FLOOR AREA  
227 SQ.FT.  
(21.09 SQ.M.)

### TOTAL APPROX. FLOOR AREA 1549 SQ.FT. (143.94 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.

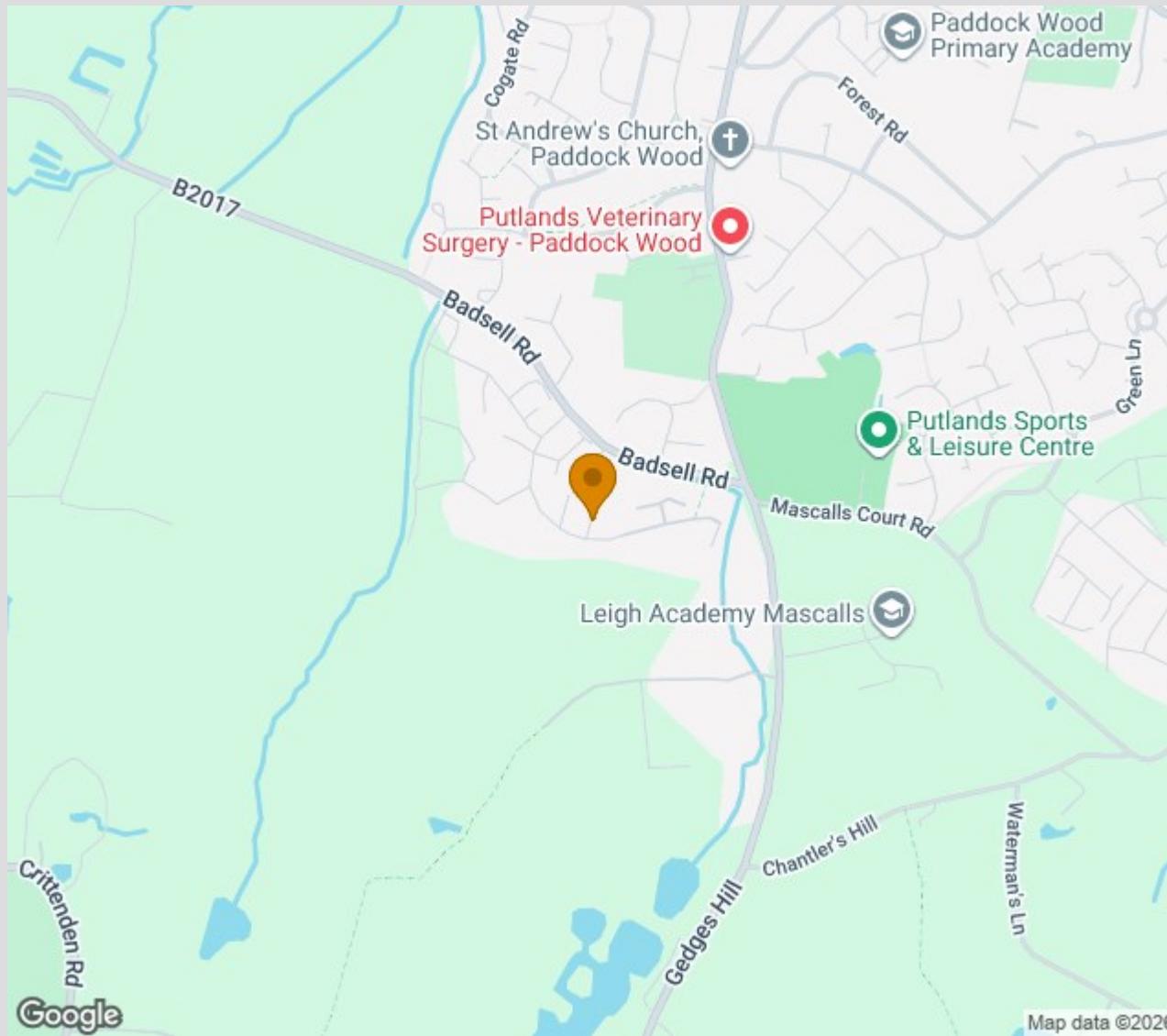
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## Location Map



Tenure: Freehold

Council tax band: F

Charges PW  
Estate management £590.40PA

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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TO VIEW CONTACT:  
01892 838 080      [countryhomes@khp.me](mailto:countryhomes@khp.me)  
[www.khp.me](http://www.khp.me)

