



Mount Pleasant
Paddock Wood TN12 6AG
Guide Price £275,000



COUNTRY HOMES

KHP
COUNTRY
HOMES
FOR SALE
01892 838080

Paddock Wood TN12 6AG

Positioned in a highly convenient location just moments from central amenities and the mainline train station, this end-of-terrace property presents an exciting opportunity for buyers seeking a well-located home with scope to add value. Whether you are a first-time buyer eager to create a personalised living space or an investor looking for a strong rental prospect, this property offers excellent potential.

The house benefits from its end-of-terrace position, providing a greater sense of privacy and additional natural light compared to mid-terrace homes. The accommodation is well proportioned, offering a practical layout that lends itself to modernisation and improvement. While the property would benefit from some general updating and cosmetic enhancement, it provides a solid foundation for refurbishment, allowing purchasers to tailor the interior to their own taste and requirements.

Internally, the living areas offer comfortable space for everyday living and entertaining, with the flexibility to reconfigure if desired. The kitchen provides a workable footprint with scope for redesign, while the remaining accommodation offers good-sized rooms that could be transformed into warm and welcoming spaces. With thoughtful investment, this property has the potential to become a stylish and comfortable home.

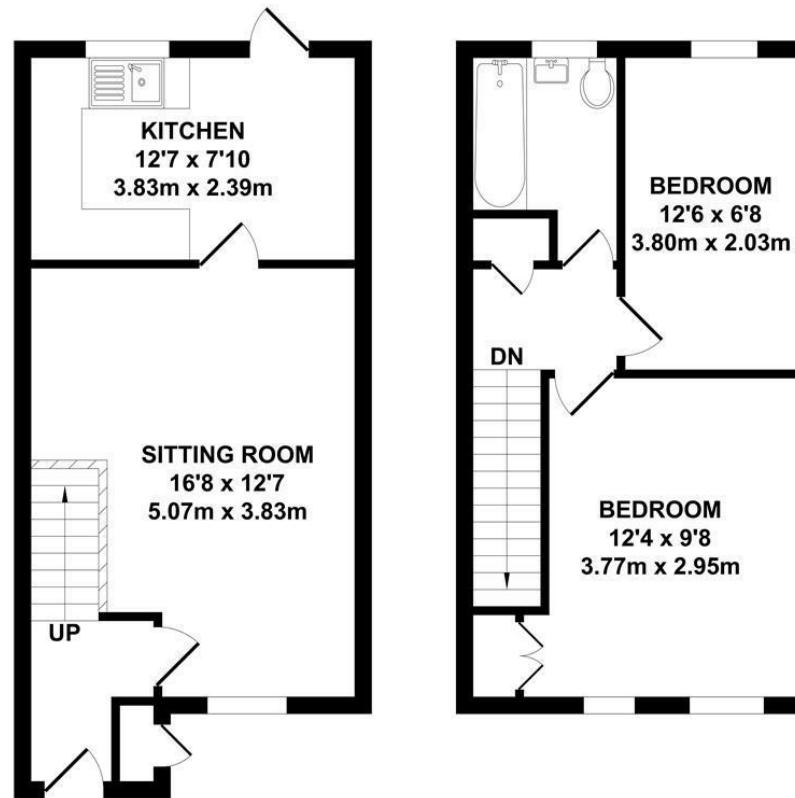
Externally, the end-of-terrace setting often allows for a slightly larger plot than neighbouring homes, with the possibility of outdoor space to enjoy or further enhance. The surrounding area is well established and popular, particularly for those seeking easy access to transport links and local facilities.

The location is a key highlight, with shops, cafés, supermarkets, and other everyday amenities all within easy reach. The nearby mainline train station offers excellent connectivity, making this an ideal choice for commuters. Road links are also conveniently accessible, further enhancing the property's appeal.

Early viewing advised, please call to book in.

- Offered CHAIN FREE
- Close Proximity to Mainline Station
- Ideal for First-Time Buyers or Investors
- Benefits from End of Terrace Position
- Excellent Potential Opportunity
- Local Amenities in Walking Distance
- Prime Location
- Significant Garden
- Council Tax Band C
- Early Viewing Recommended





GROUND FLOOR
APPROX. FLOOR AREA
327 SQ.FT.
(30.40 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
312 SQ.FT.
(28.95 SQ.M.)

TOTAL APPROX. FLOOR AREA 639 SQ.FT. (59.35 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	76
EU Directive 2002/91/EC			





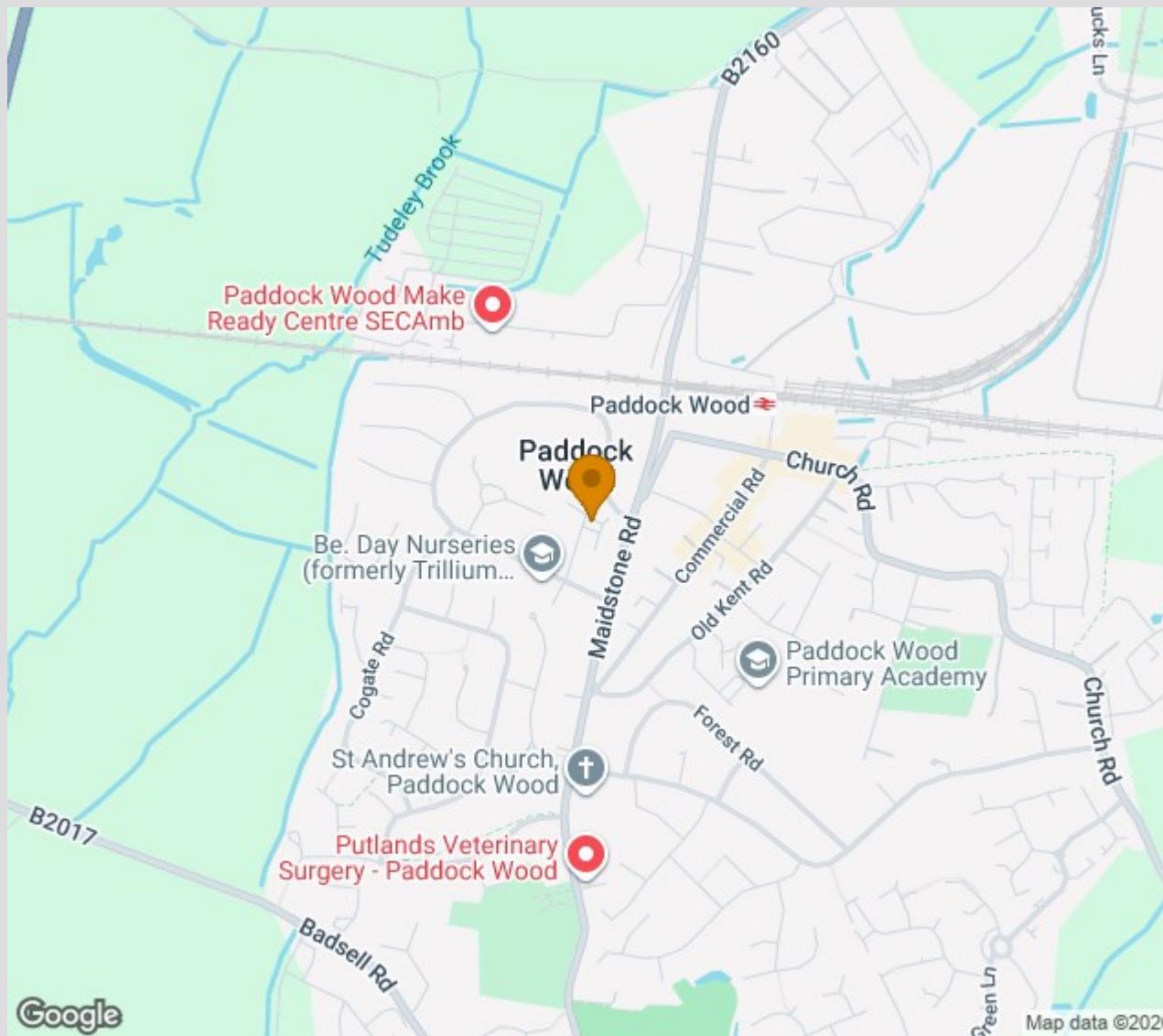
Location Map

Tenure: Freehold

Council tax band: C

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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