



Green Lane

Paddock Wood TN12 6BF

Guide Price £735,000



COUNTRY HOMES

Paddock Wood TN12 6BF

DETACHED HOME LOCATED ON SOUGHT AFTER TREE-LINED ROAD.

This imposing detached family home is set on one of Paddock Wood's most sought after roads located in the popular Hunters Chase development. With its tree-lined location and views towards the playing fields this home not only offers a tranquil location, but you will find has easy access to Paddock Wood shopping, amenities and mainline station.

Set over three floors this property offers spacious accommodation measuring just over 2500 square feet. The ground floor includes a drawing room, dining room, study/playroom, large modernised kitchen/breakfast room with integrated appliances and a conservatory. Also to the ground floor is a cloakroom and utility room. Just like the ground floor the first floor offers spacious accommodation including a master suite with dressing area and ensuite bathroom, good sized second and third bedrooms which are served by the family bathroom with a walk-in shower and bath. The third floor offers two large double bedrooms with a Jack and Jill shower room and a hatch providing access to the loft.

Outside you will find a good sized double garage with parking to the front with extra parking space created by the current owner to the side. The garden has been well maintained and has a bright and spacious feel mainly laid to lawn with patios to the side and back.

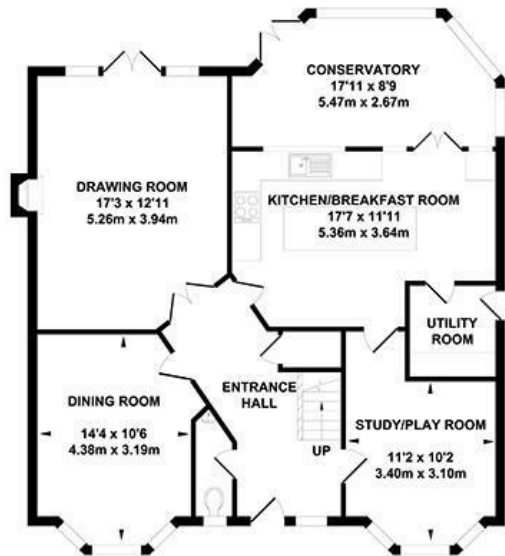
Notice to buyers

We have been advised by the current owner that the property is being sold with solar panels and is currently collecting a tariff in the region of £2,800 per year. (TBC)

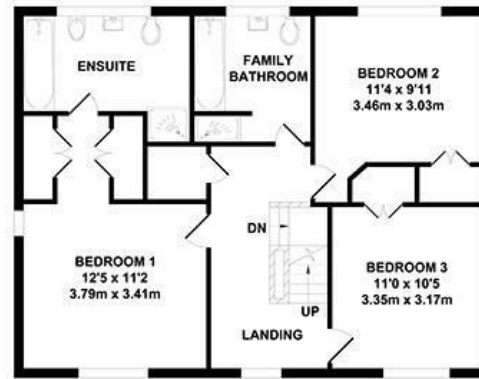
As homes of this nature are rarely available to the open market we recommend a viewing as soon as possible to avoid disappointment.

- Popular Location
- Detached Family Home
- Five Double Bedrooms
- Off Road Parking/Double Garage
- Walking Distance to Main Line Station
- 40 Minutes to London Bridge Station
- Close to Schools
- Excellent Condition
- Solar Panels income(c. £2,800)
- Three Walk-in Showers/Two baths

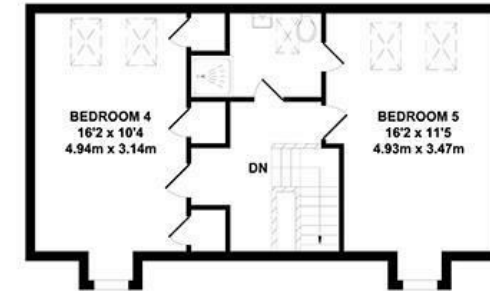




GROUND FLOOR
APPROX. FLOOR AREA
1009 SQ.FT.
(93.71 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
749 SQ.FT.
(69.54 SQ.M.)



DOUBLE GARAGE
17'9 x 17'1
5.40m x 5.20m

GARAGE
APPROX. FLOOR AREA
302 SQ.FT.
(28.08 SQ.M.)

SECOND FLOOR
APPROX. FLOOR AREA
518 SQ.FT.
(48.08 SQ.M.)

TOTAL APPROX. FLOOR AREA 2577 SQ.FT. (239.41 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	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
		78	83
England & Wales		EU Directive 2002/91/EC	

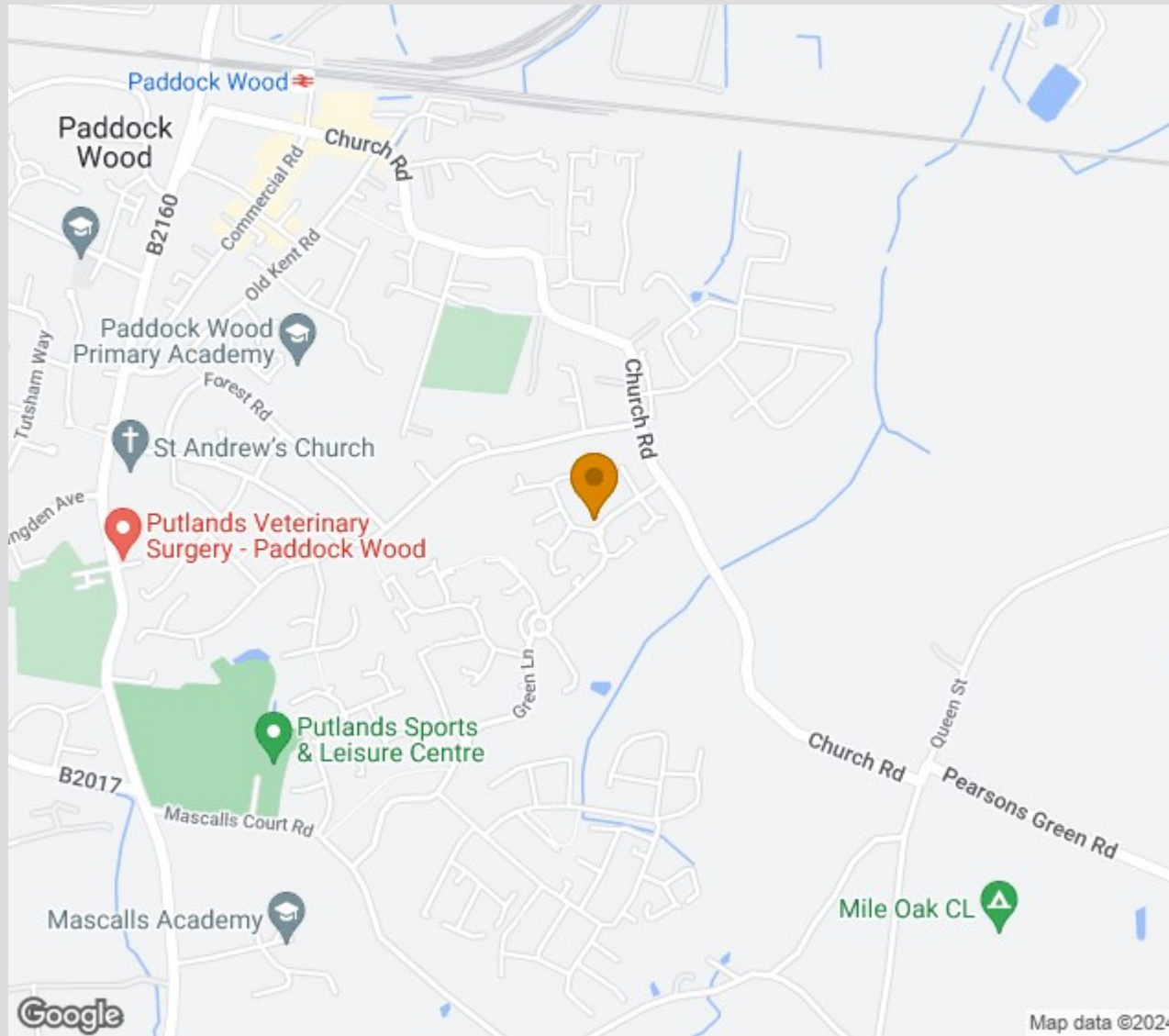




Location Map

Tenure: Freehold

Council tax band: G



TO VIEW CONTACT:

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