



St. Andrews Road

Paddock Wood TN12 6HT

Guide Price £450,000



COUNTRY HOMES

Paddock Wood TN12 6HT

RARE OPPORTUNITY TO PURCHASE THIS DETACHED BUNGALOW SET ON THE POPULAR ST ANDREWS ROAD.

CLOSE TO LOCAL AMENITIES AND PARK.

OFFERED CHAIN FREE !!

A fantastic opportunity to purchase a three bedroom detached bungalow. Offering buyers the perfect position being close to Paddock Woods local amenities and being across the road from the popular St Andrews Park, the property offers the potential to extend and develop subject to individual needs and relevant planning/building consents.

The accommodation offers flexibility to meet the needs of many and can offer either two reception rooms or three bedrooms. There is a good size kitchen, utility room and separate cloakroom as well as wet room. As you can see from the photos the property is in need of updating but offers a buyer the chance to put their own stamp on this home and make it there own.

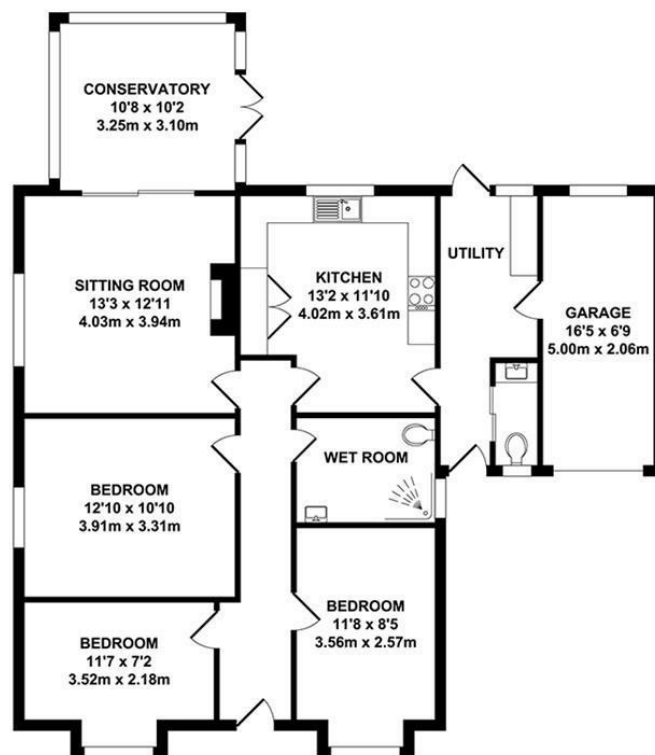
Outside the property is a wide rear garden with workshop and side access to the front. Where you find the drive and garage.

Paddock Wood is a desirable small town which provides big brand shops as well as small local businesses and secondary and primary schools. The property is well located for those who need to commute as it is close to the mainline station with fast links to London Bridge and Charing Cross. There is also the excellent 'A' road network which provides easy access to the M20/A21 and beyond. Paddock Wood lies between the larger towns of Tonbridge and Tunbridge Wells, with its larger shopping amenities.

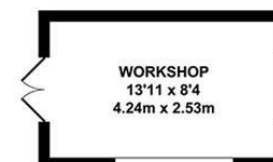
Viewing is highly recommended as properties on this road are rarely available especially ones with so much scope and potential.

- Sold by KHP
- Detached bungalow
- In need of modernisation
- Three bedrooms
- Large reception
- Wet room
- Cloakroom
- Garage & drive
- Good size garden
- Viewing recommended.





GROUND FLOOR
APPROX. FLOOR AREA
1143 SQ.FT.
(106.17 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
115 SQ.FT.
(10.73 SQ.M.)

TOTAL APPROX. FLOOR AREA 1258 SQ.FT. (116.90 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		
49-54	E		
41-48	F		
31-39	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

84

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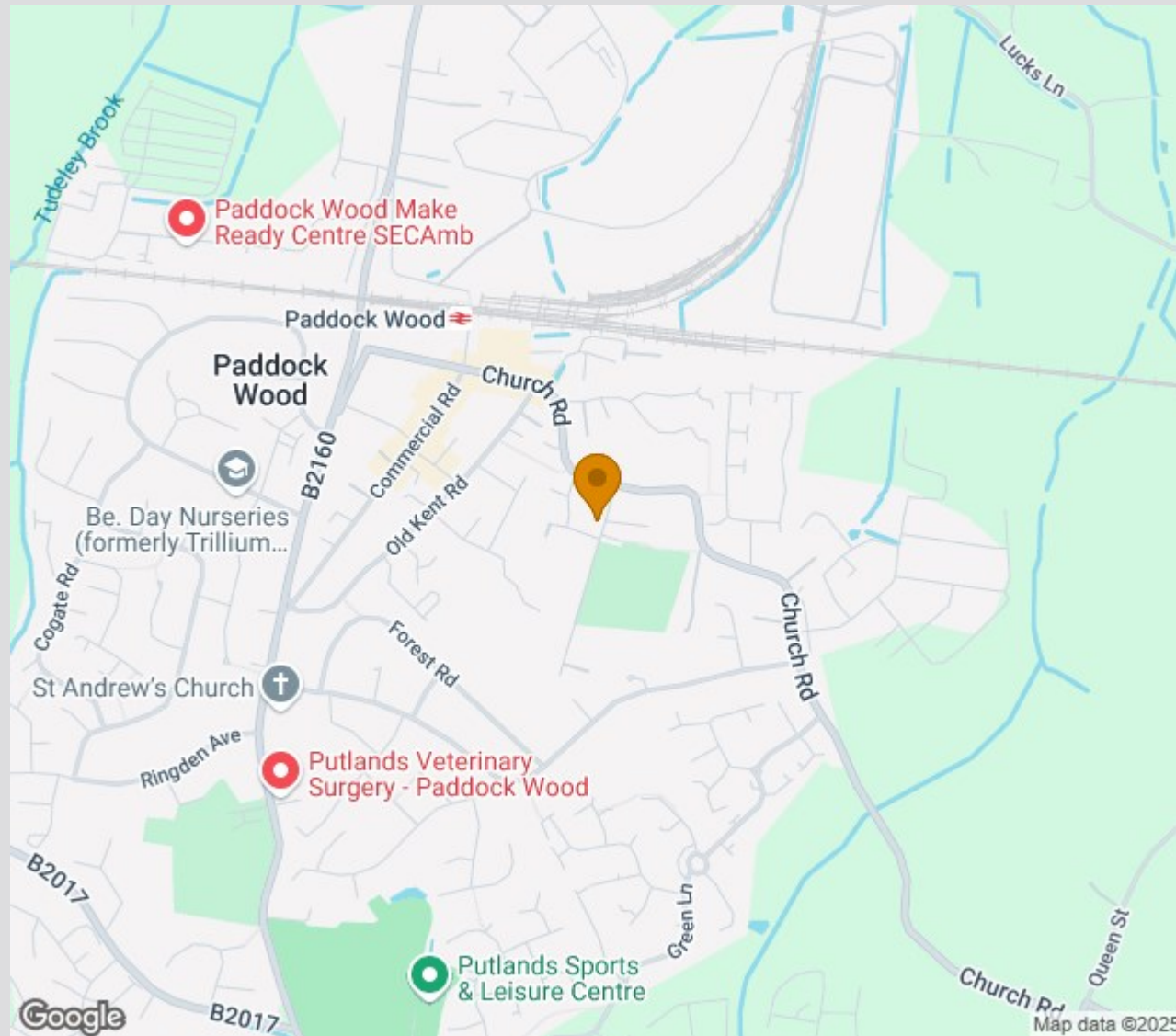




Location Map

Tenure: Freehold

Council tax band: D



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TO VIEW CONTACT:

01892 838 080

countryhomes@khp.me

www.khp.me

