



# Church Road

Paddock Wood TN12 6HB

Offers Over £325,000



COUNTRY HOMES

## Paddock Wood TN12 6HB

A TERRACED PERIOD COTTAGE WITHIN WALKING DISTANCE OF LOCAL AMENITIES AND MAINLINE STATION.

Rare to the local market is this period home being a part of a small row of four character terraces located on this cul de sac slip road just off church road. This is a perfect location for those buyers who need to be close to the local shopping amenities and main line station.

This home offers a perfect blend of period features with modern design. Set over three floors the accommodation offers a good size reception, kitchen, two double bedrooms and a first floor bathroom which rare for this style and age of property.

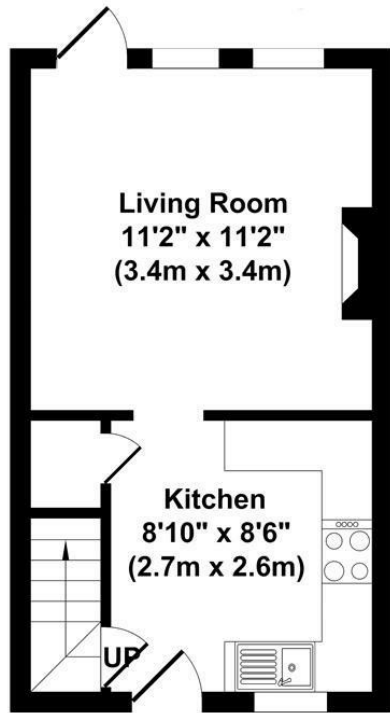
Outside there is a large lawned rear garden with a sunny orientation and private aspect. As this is such a large space this gives buyers further opportunity to extend subject to relevant planning and build consents and still have a decent size garden once works have been done. To the front is a blocked paved drive.

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.

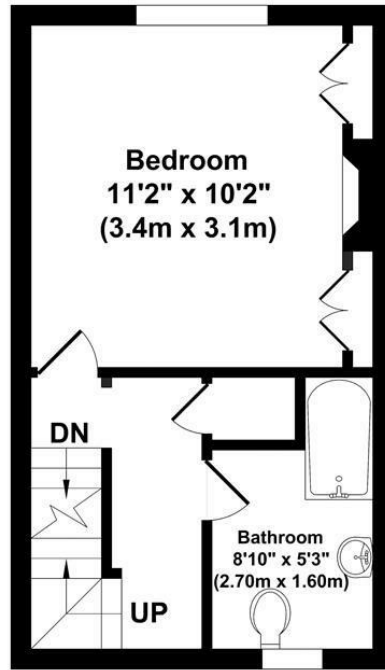
There are many other features to this property and the location so why not take this chance to view and see for yourself.

- Terraced character home
- Close to station & local amenities
- Two double bedrooms
- First floor bathroom
- Large garden
- Off Street parking
- Viewing recommended

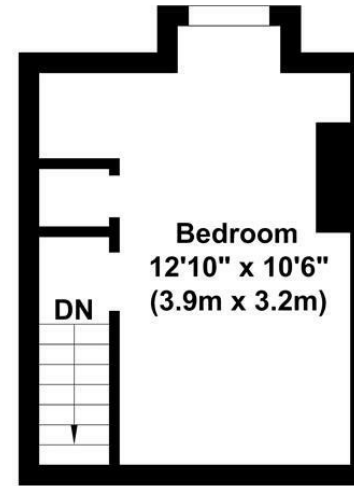




GROUND FLOOR  
APPROX. FLOOR AREA  
227 SQ.FT.  
(21.08 SQ.M.)



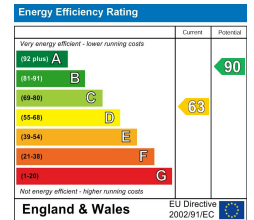
1ST FLOOR  
APPROX. FLOOR AREA  
227 SQ.FT.  
(21.08 SQ.M.)



2ND FLOOR  
APPROX. FLOOR AREA  
140 SQ.FT.  
(13.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 594 SQ.FT. (55.16 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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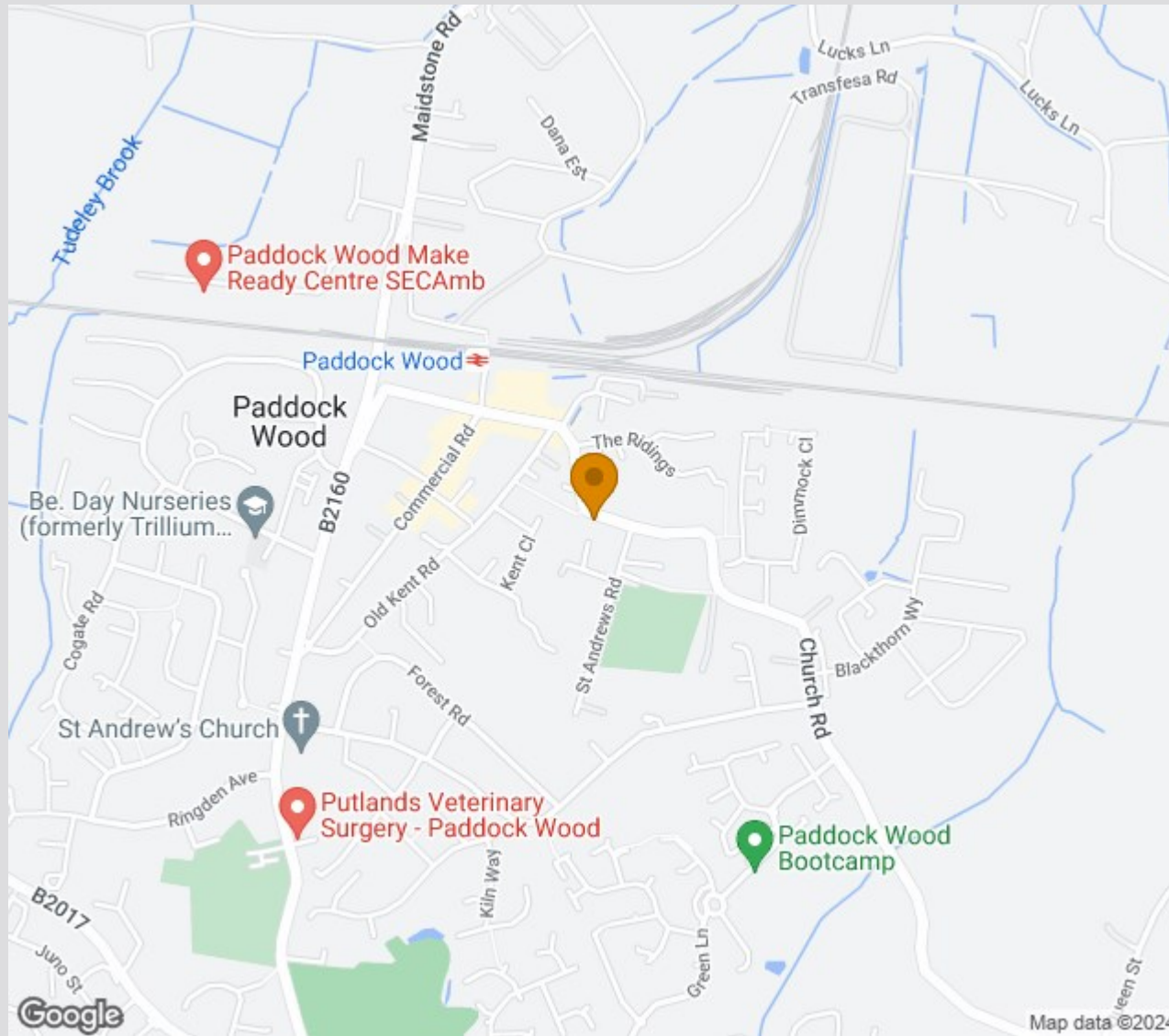




## Location Map

Tenure: Freehold

Council tax band: C



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