



## Linden Close

Paddock Wood TN12 6LH

Offers Over £425,000



COUNTRY HOMES

## Paddock Wood TN12 6LH

Three bed semi-detached family home situated in a cul-de-sac on a popular residential road in Paddock Wood. Offering a quiet, secluded location with no passing traffic, this delightful home must be viewed to be appreciated.

The property comprises an entrance hallway, sitting room and dining room overlooking the rear garden plus kitchen.

Upstairs are three bedrooms, two with built-in cupboards, a family bathroom and separate WC.

Externally, the property has a well presented front garden. To the rear there is a large garden, which is mainly laid to lawn but also features a good size patio area, perfect for entertaining guests. There is ample opportunity to extend (subject to gaining the relevant consents) and many neighbouring properties have been granted permission for single storey extensions.

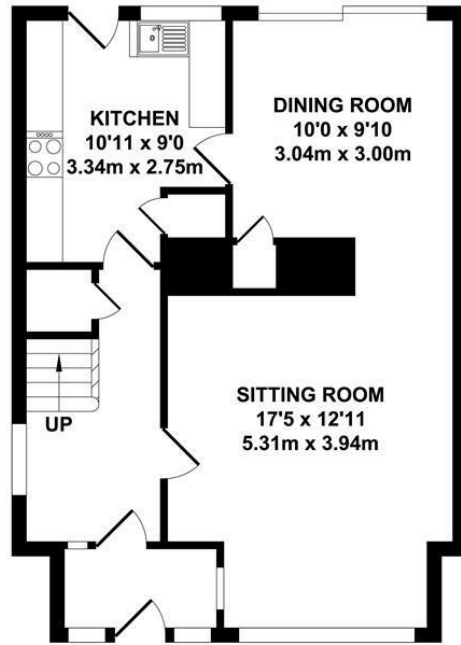
Further benefits include a garage with parking space in front.

Paddock Wood offers a wide variety of shopping facilities including a large Waitrose, Tesco & Jemson 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.

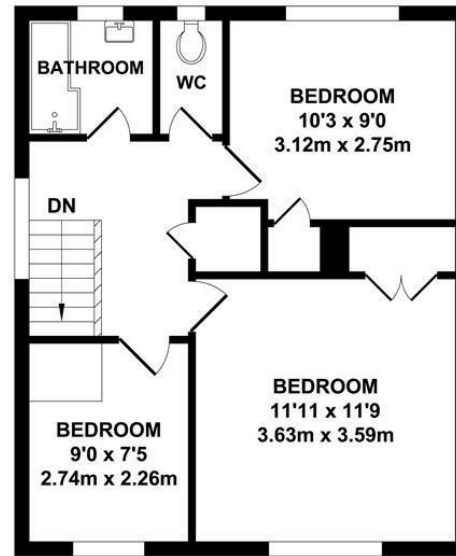
Don't miss the opportunity to make this charming property your own. Contact us today to arrange a viewing.

- 3 bed semi detached home
- Popular location
- Generous size sitting room
- Dining room
- Kitchen
- Good size garden
- Garage en bloc
- Local amenities close by
- Great transport links
- Early viewing highly encouraged





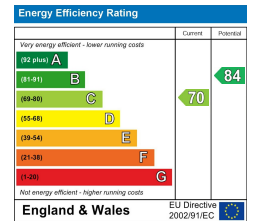
GROUND FLOOR  
APPROX. FLOOR AREA  
560 SQ.FT.  
(51.98 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
456 SQ.FT.  
(42.41 SQ.M.)

TOTAL APPROX. FLOOR AREA 1016 SQ.FT. (94.39 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: D



TO VIEW CONTACT:

01892 838 080

countryhomes@khp.me

www.khp.me

