



KHP  
COUNTRY  
HOMES  
FOR SALE  
01892 833080

## Alliance Way

Paddock Wood TN12 6TY

Guide Price £500,000



COUNTRY HOMES

## Paddock Wood TN12 6TY

Detached 4 bed family home located in the desirable Alliance Way, Paddock Wood, offered for sale CHAIN FREE.

Upon entering, you are greeted by two spacious reception rooms that provide ample space for entertaining guests or simply relaxing with your family. The property boasts four well-appointed bedrooms, offering plenty of room for a growing family or for those in need of a home office or guest room.

With two shower rooms mornings will no longer be a hassle, ensuring everyone can get ready for the day ahead with ease.

One of the great features of this property is the parking provision, with a garage and driveway making it convenient for those with multiple cars or visitors.

Located in a sought-after area, this property also offers an opportunity to extend (subject to gaining the relevant consents) to make this house a great home for years to come.

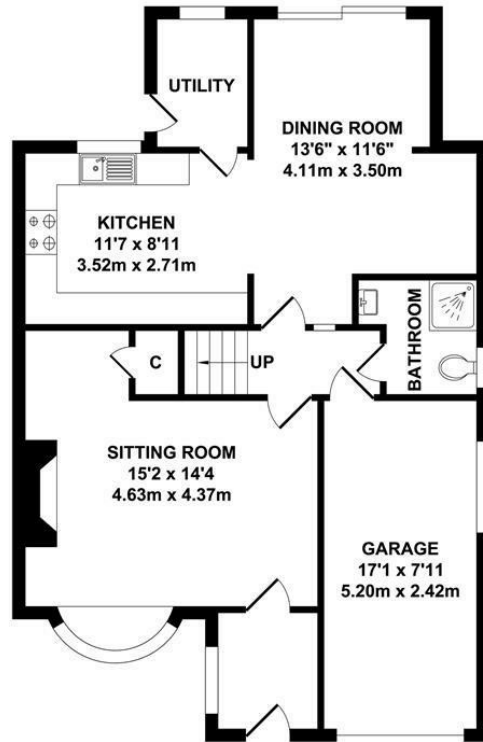
As you can see from the photos, there is a delightful south-facing rear garden with paved patio area, pond, shed and summer house.

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

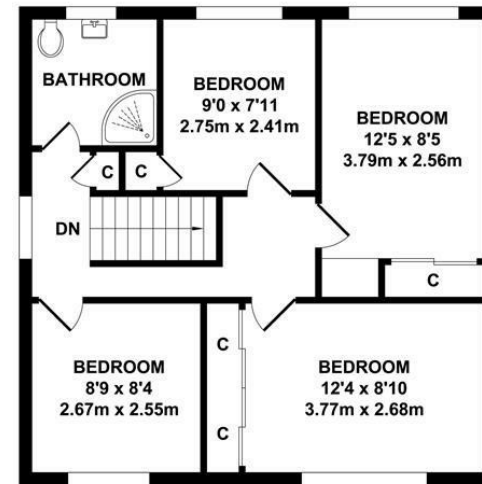
Contact us today to arrange a viewing and take the first step towards owning this wonderful property.

- 4 bed detached
- Kitchen with separate utility
- Downstairs shower room
- Living room & dining room
- South facing garden
- Upstairs bathroom
- Garage
- Delightful rear gardens
- Local amenities close by
- CHAIN FREE





GROUND FLOOR  
 APPROX. FLOOR AREA  
 737 SQ.FT.  
 (68.47 SQ.M.)



FIRST FLOOR  
 APPROX. FLOOR AREA  
 553 SQ.FT.  
 (51.34 SQ.M.)

TOTAL APPROX. FLOOR AREA 1290 SQ.FT. (119.81 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			
92-100	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		EU Directive 2002/91/EC	





## Location Map

Tenure: Freehold

Council tax band: E



TO VIEW CONTACT:

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