



**Warrington Road**  
Paddock Wood TN12 6HR  
Guide Price £450,000



**COUNTRY HOMES**

## Paddock Wood TN12 6HR

Situated on the ever popular Warrington Road, is this immaculately presented two bedroom bungalow.

This stunning home has been much improved by the current owner and offers the perfect blend of comfort and convenience. Upon entering, you are welcomed into a hallway that provides a warm and inviting atmosphere and the layout of the bungalow ensures a practical flow throughout, making it easy to navigate and enjoy the living space.

The property features a large stylish lounge with feature fireplace which flows through double doors into the conservatory which benefits from a solid, fully insulated roof. The kitchen sits just off the lounge and offers a contemporary space with views over the garden.

As you can see from the photos, the property is completed by a modern bathroom and two well-appointed bedrooms, the master offering a lovely feature bay window.

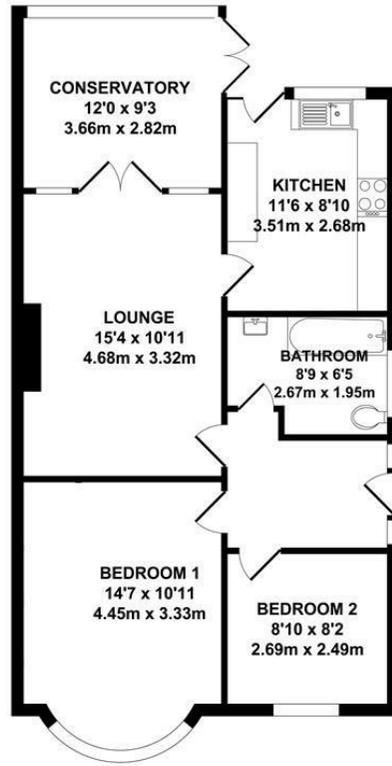
Externally there is a paved driveway providing off-road parking and a delightful rear garden with a fantastic outbuilding which is currently used as a studio, but equally lends itself for use as a home office or gym.

This bungalow presents an excellent opportunity for those looking to settle in a popular location without compromising on convenience. Whether you are a first-time buyer, downsizer or seeking a low-maintenance home, this property is certainly worth considering.

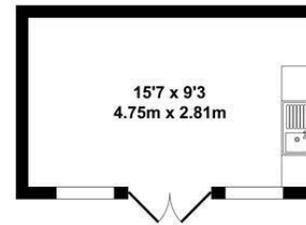
Paddock Wood offers a wide variety of shopping facilities including a large Waitrose, Tesco & Jemson store with Post Office. Further stores include a bakers, opticians, dry cleaners plus a variety of coffee shops and a Department store. For those that require transport links into the Capital, there is 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.

- Immaculate two bed bungalow
- Contemporary bathroom
- Large lounge
- Conservatory
- Modern kitchen
- Separate outbuilding/workshop
- Driveway
- Popular residential location
- Local amenities close by
- Early viewing highly encouraged





GROUND FLOOR  
APPROX. FLOOR AREA  
721 SQ.FT.  
(67.00 SQ.M.)

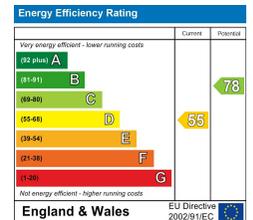


OUTBUILDING  
APPROX. FLOOR AREA  
144 SQ.FT.  
(13.35 SQ.M.)

**TOTAL APPROX. FLOOR AREA 865 SQ.FT. (80.35 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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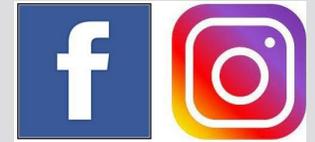
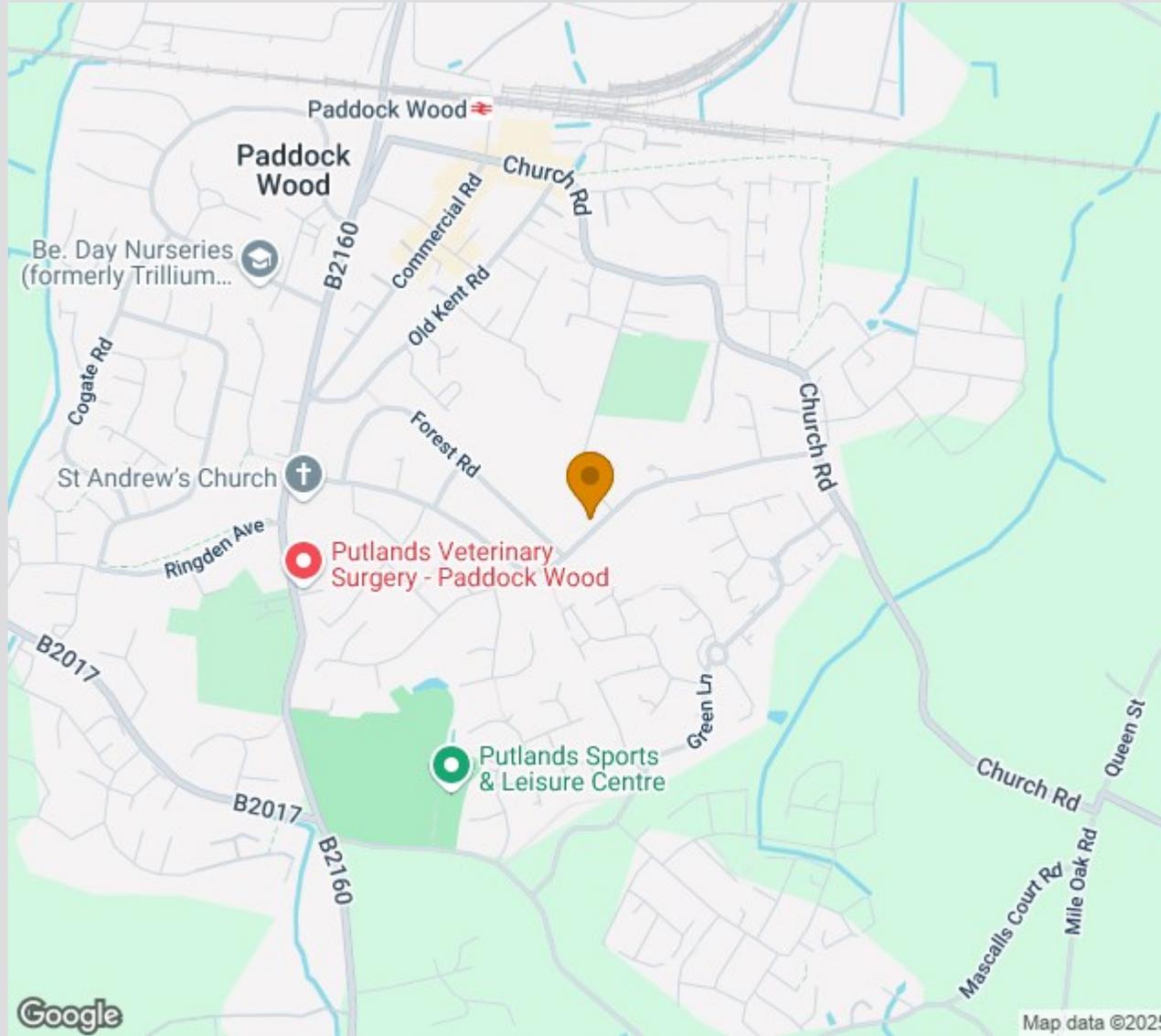




## Location Map

Tenure: Freehold

Council tax band: D



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