



## Cogate Road

Paddock Wood TN12 6UD

Guide Price £300,000



COUNTRY HOMES



## Paddock Wood TN12 6UD

Immaculately presented end-terrace house situated on a popular residential road in Paddock Wood, offered for sale CHAIN FREE. Conveniently located and within walking distance of many local amenities including shops, schools, train station and community centre, early viewing is highly encouraged.

The property features an entrance hallway with cloakroom. Generous size kitchen/diner and a welcoming sitting room which overlooks the rear garden.

Upstairs are 3 well-proportioned bedrooms and a well-presented shower room.

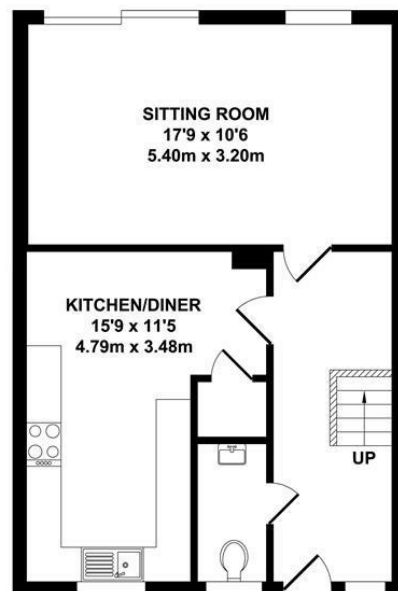
As you can see from the photos, there is a low maintenance front garden and an enclosed rear garden which is paved and bordered with planters.

This property presents a wonderful opportunity for anyone looking for their first home or to downsize and live in a friendly, convenient location.

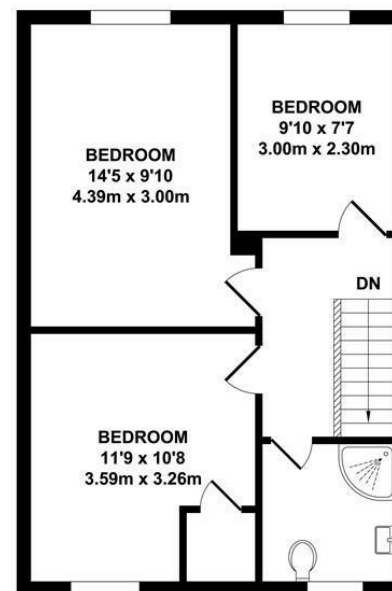
Paddock Wood offers a wide variety of shopping facilities including a large Waitrose, Tesco & Jempson store with Post Office. Further stores include a bakers, opticians, dry cleaners plus a variety of coffee shops and a Department store. For those that require transport links into the Capital, there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

- 3 bedroom terrace
- Kitchen/diner
- Generous size living room
- Upstairs shower room
- Downstairs WC
- Local amenities close by
- Front & rear gardens
- Paddock Wood Mainline station close by
- CHAIN FREE





GROUND FLOOR  
APPROX. FLOOR AREA  
465 SQ.FT.  
(43.20 SQ.M.)

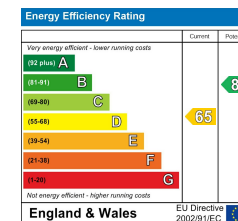


FIRST FLOOR  
APPROX. FLOOR AREA  
462 SQ.FT.  
(42.88 SQ.M.)

TOTAL APPROX. FLOOR AREA 927 SQ.FT. (86.08 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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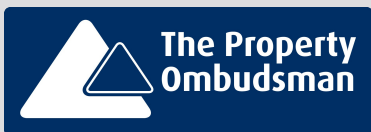
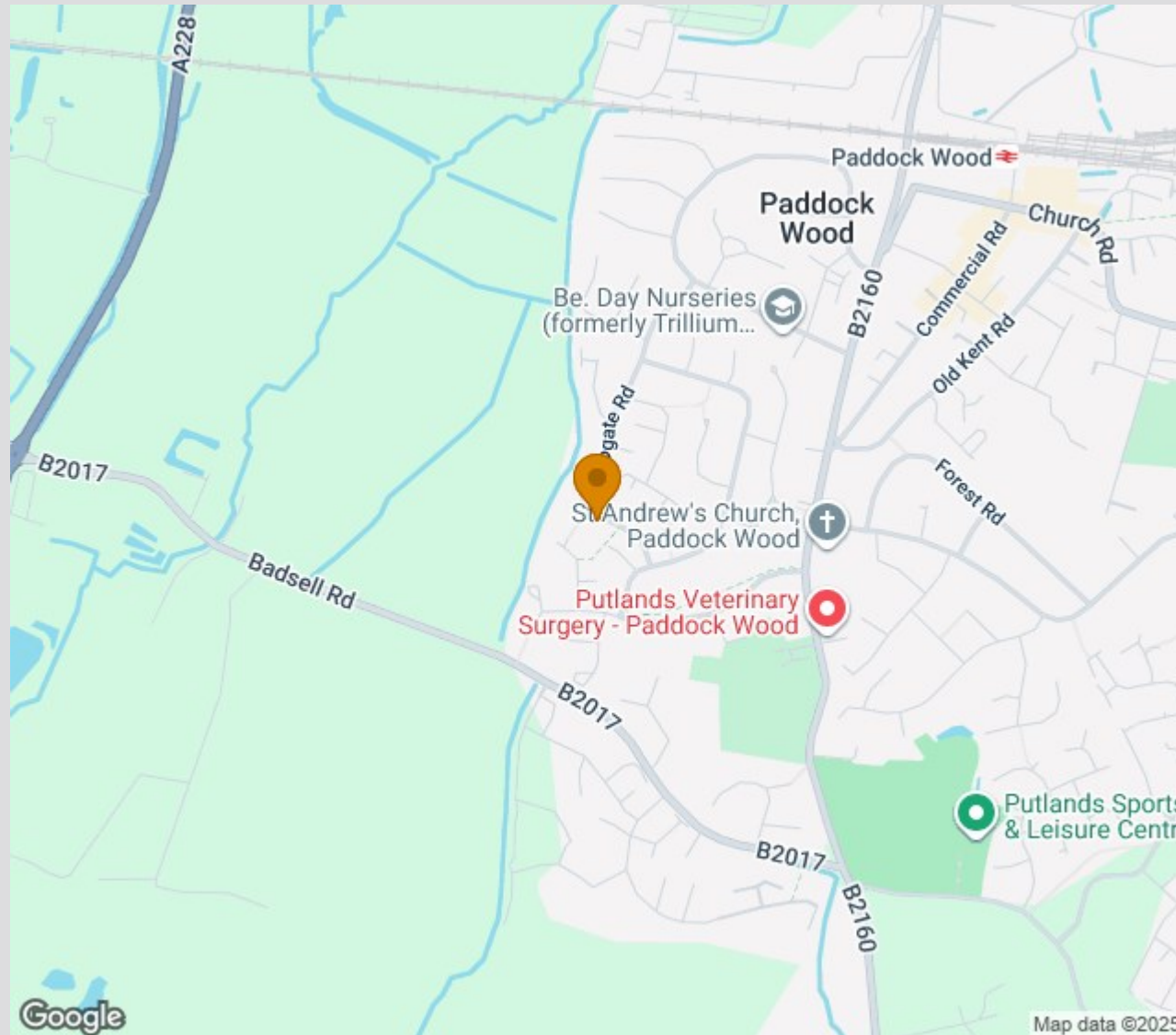




## Location Map

Tenure: Freehold

Council tax band: C



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