



## Fuggles Close

Paddock Wood TN12 6EH

Guide Price £295,000



COUNTRY HOMES



## Paddock Wood TN12 6EH

Offered CHAIN FREE, this charming home offers three well-proportioned bedrooms, a private garden and a versatile outbuilding, making it an ideal choice for families, first-time buyers or those looking to downsize.

The ground floor provides a welcoming sitting room with plenty of natural light, a separate dining room perfect for family meals or entertaining, and a spacious kitchen. There is also the convenience of a downstairs cloakroom.

Upstairs, the home offers three bedrooms, including two doubles and a single, along with a practical wet room fitted with shower, wash basin and a separate WC.

Outside, the rear garden offers a private retreat with space for outdoor dining and play, while a summer house provides additional flexibility as a home office, studio or hobby room.

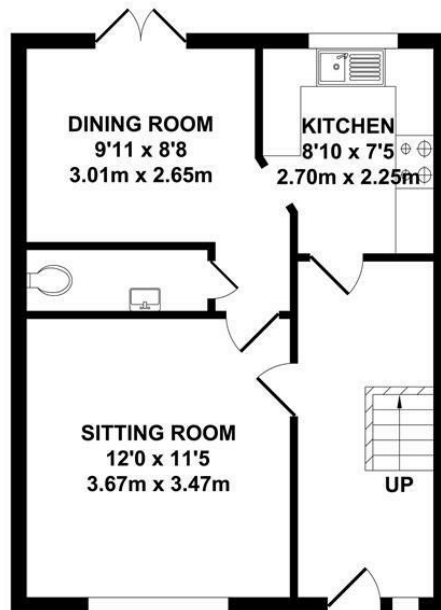
Paddock Wood offers a wide variety of shopping facilities including a large Waitrose, Tesco & Jempson store with Post Office. Further stores include a bakers, opticians, dry cleaners plus a variety of coffee shops and a Department store. For those that require transport links into the Capital, there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

In summary, this charming three-bedroom home offers bright living spaces, a practical wet room, a private garden, and a versatile summer house—ideal for families, first-time buyers, or downsizers.

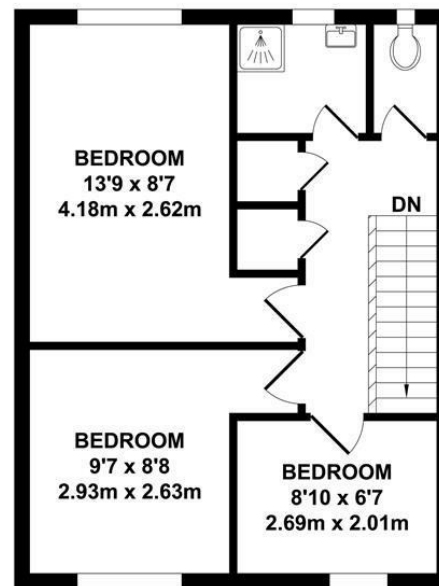
Call today to arrange your viewing!

- CHAIN FREE
- Three well-sized bedrooms
- Large sitting room
- Downstairs toilet
- Upstairs wet room and separate WC
- Outside summer house
- Close to station with transport links to London
- Village location
- Kitchen and dining room
- Mid terraced property

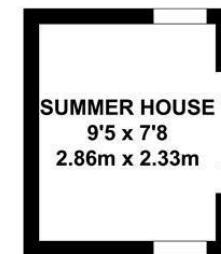




GROUND FLOOR  
APPROX. FLOOR AREA  
417 SQ.FT.  
(38.73 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
417 SQ.FT.  
(38.73 SQ.M.)

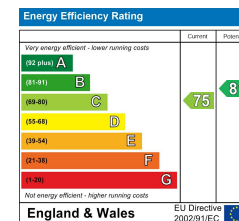


OUTBUILDING  
APPROX. FLOOR AREA  
72 SQ.FT.  
(6.66 SQ.M.)

### TOTAL APPROX. FLOOR AREA 905 SQ.FT. (84.12 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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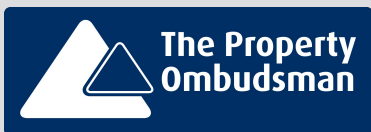
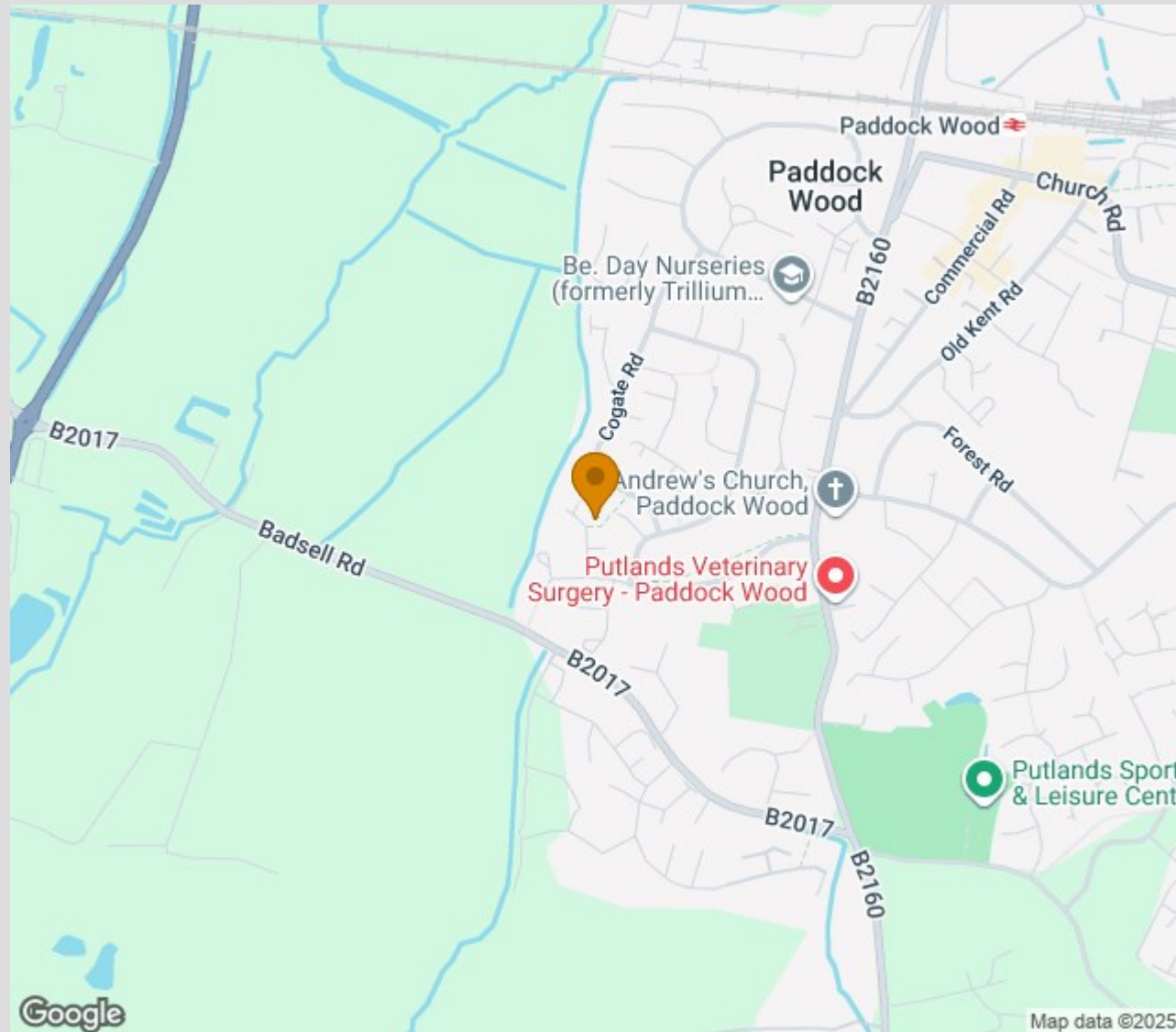




## Location Map

Tenure: Freehold

Council tax band: C



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