



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS



**Bramley Court, Church Road**

Paddock Wood, Tonbridge, Kent, TN12 6EU

**Guide Price £425k to £450k**



# The Cottage, Bramley Court, Church Road

Paddock Wood, Tonbridge, Kent, TN12 6EU

## Key Features

- Two Bedroom Chalet Bungalow
- Modern Fitted Kitchen with Integrated Appliances
- Downstairs Cloakroom
- Two Double Bedrooms
- Private Rear Garden
- Driveway with Ample Parking

## Description

Well presented two bedroom detached chalet bungalow, within walking distance of a mainline station and offered with no onward chain.

The property is only four years old and comprises entrance hall, downstairs cloakroom, living room, large kitchen/dining room with integrated appliances and french doors opening out to the private rear garden, two double bedrooms and bathroom with shower over bath.

The property also benefits a driveway with parking for multiple vehicles, a great size rear garden mainly laid to lawn, gas central heating and double glazing throughout.



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## Location

The property is located on Church Road in Paddock Wood, a market town with mainline train links. The property is within a short walk of Paddock Wood Train Station which has regular services to central London. Paddock Wood benefits from a Waitrose Superstore, which is within a short walk from the property. It also benefits from nearby public houses and other independent and national retailers who occupy the bustling town centre. Paddock Wood is an ideal commuter town, with good road links to Maidstone, Tunbridge Wells and Sevenoaks. As well as being within a 20 minute short drive to junction 4 of the M20, and within 15 minutes of the A21.

■ EPC Rating B

■ Council Tax Band D

■ Tunbridge Wells Borough  
Council

■ For Broadband Speed Refer to  
the Ofcom Website

For all Viewings and Enquiries contact:



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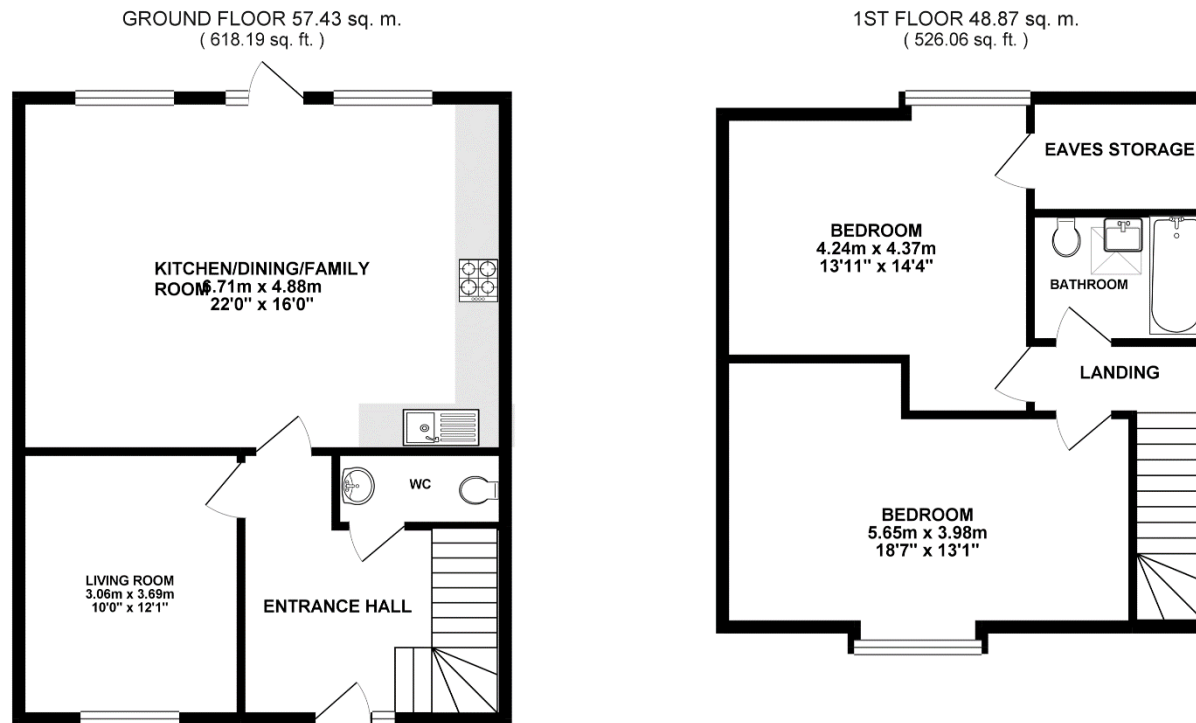








# Floorplan and Dimensions



TOTAL FLOOR AREA : 106.30 sq. m. ( 1144.26 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

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