



The Hollies
Paddock Wood Kent

A beautifully presented and noticeably well-appointed detached home, an impressive EPC rated 'A', and situated in a tucked away and quiet location yet still within a short walk of the mainline station and local amenities.



Situation:

The property is situated in a tucked away small development within a short walk of the mainline station and local amenities. The town has a wide range of facilities, including a Waitrose supermarket, Health Centre, Library, Dentists, Putlands Leisure Centre, and schools including Primary and Mascalls Academy. The station provides main line services to London Charing Cross, London Bridge, and Waterloo East in around 45 minutes, and there is easy access to the A21 which adjoins the M25 orbital motorway. The larger towns of Tunbridge Wells and Tonbridge are also a short drive away.

Description:

A beautifully presented family home, finished to a noticeably high standard, providing spacious, light, and airy accommodation throughout.

The home is arranged over two floors and includes, on the ground floor; an entrance hall with attractive tile flooring and adjacent downstairs storage cupboard; a downstairs w/c with wall and floor tiling; and a noticeably spacious dual aspect open plan living room (extending to almost 26ft) with underfloor heating, attractive wood flooring, and bi-fold doors providing access to the garden. The kitchen area is beautifully finished with a wide range of shaker style wall and base units, complementary work surfaces, and Bosch appliances throughout including an oven, induction hob, stainless steel extractor, full size fridge and freezer and dishwasher. The kitchen also benefits from a large central island with integrated Bosch wine fridge and additional useful storage beneath.

On the first floor is a good-sized landing with adjacent double storage cupboard, and three spacious double bedrooms, with the principal bedroom benefiting from an Ensuite bathroom with walk in shower with both rain and separate shower attachments, sink with mixer tap over and storage beneath, low level w/c, and attractive wall and floor tiling. Also located on this floor is the family bathroom featuring bath with both rain and separate shower attachments, glass shower screen, sink with mixer tap over and additional storage beneath, low lying w/c, and attractive gloss wall tiles.

To the front of the property is a red brick driveway leading to the integral garage (extending to almost 19ft), and a front garden laid to lawn and bordered by a country style fence. To the rear is a good sized garden, mainly laid to lawn, and a large patio ideal for outdoor entertaining.

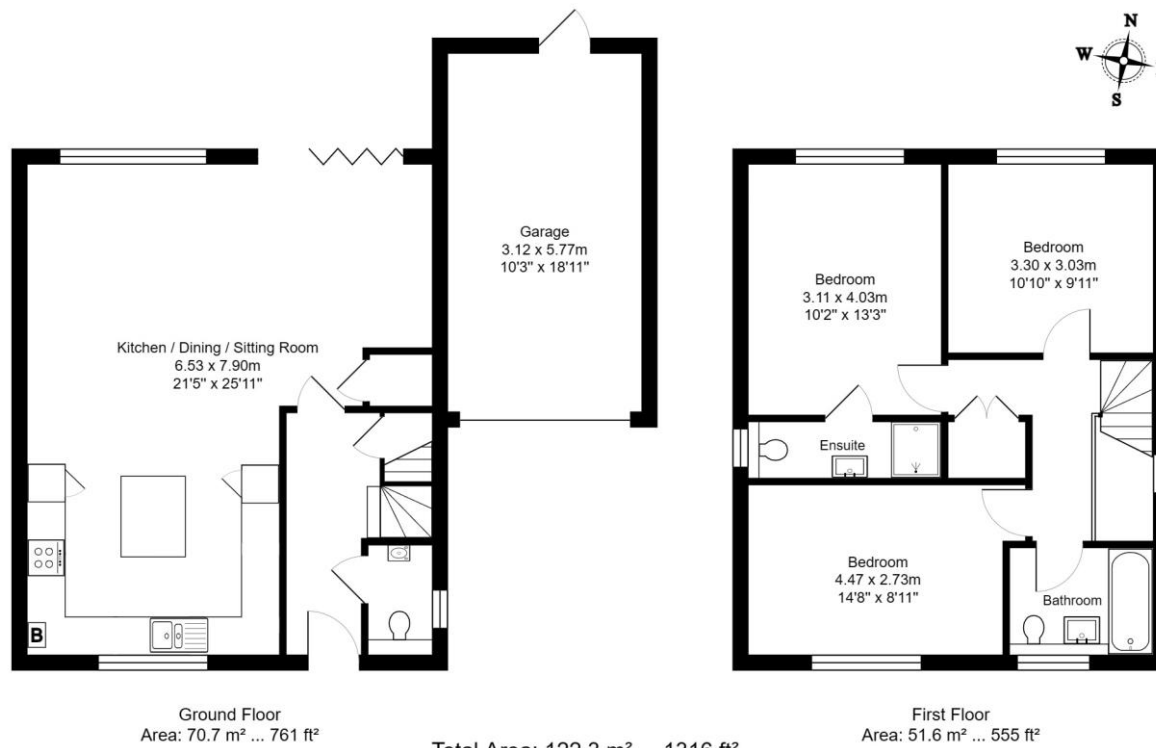
Services: Mains water and electricity. Gas-fired central heating.

Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council tax band: F (£3228.54 per annum)

Current EPC Rating: A

Property address: Postcode TN12 6HD



All measurements are approximate and for display purposes only.

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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