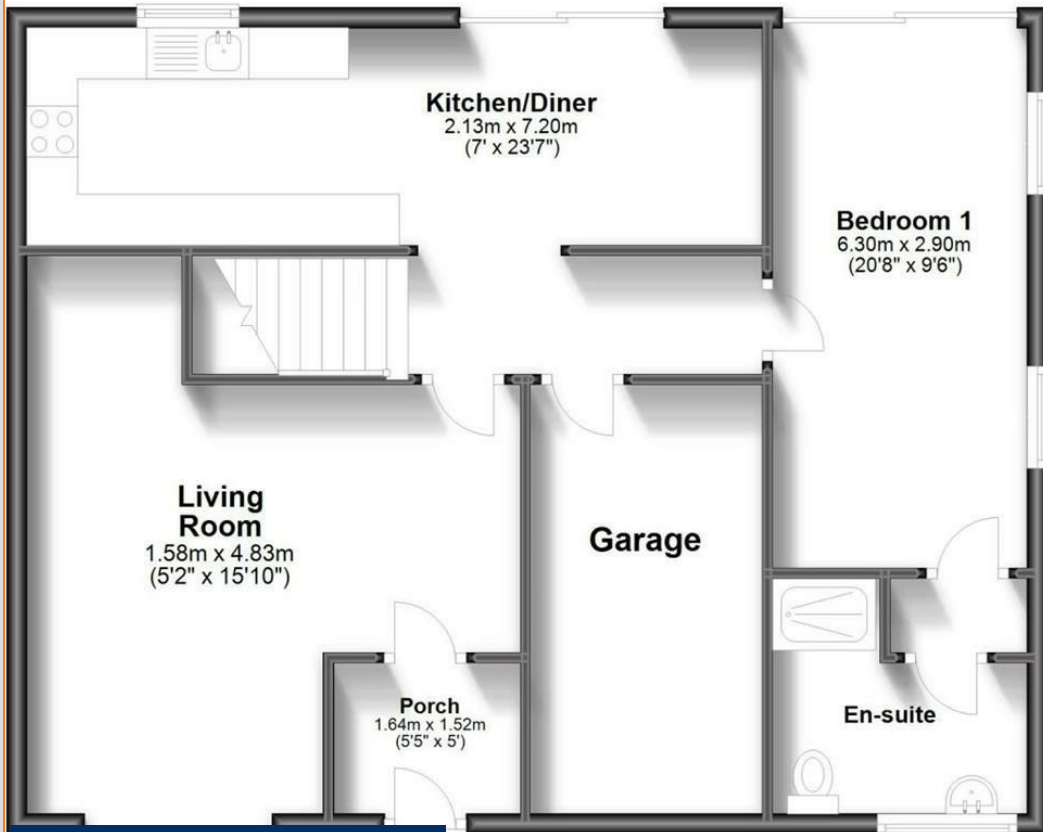


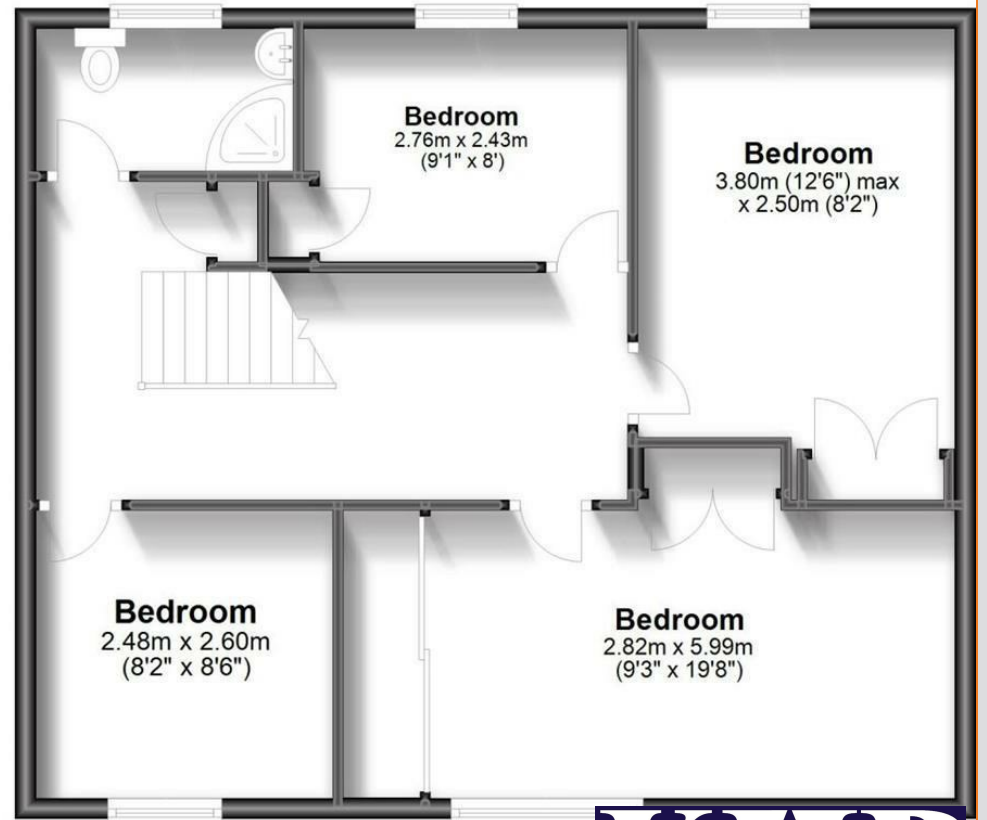
### Ground Floor

Approx. 80.7 sq. metres (868.6 sq. feet)



### First Floor

Approx. 61.5 sq. metres (662.3 sq. feet)



01732 522 822  
info@khp.me



**Alliance Way**  
Tonbridge TN12 6TY  
£2,295 PCM

Tenure:

Council tax band: E



KHP Country Homes are delighted to bring to the market this well presented 4/5 bed detached family. Situated in a quiet residential area close to local shops, schools and other amenities, the desirable home is available to rent from the end of October.

Comprising entrance hall, large living room and generous size kitchen/diner. As you can see from the floor plan, there is an integral garage and a downstairs bedroom with en-suite facility/utility area although this could equally be utilised as a second reception room or office, if required.

Upstairs are four great size bedrooms, three of which have built-in cupboards plus a contemporary shower room.

Externally there is a rear garden, which is mainly laid to lawn but also has a lovely patio. To the side of the property are two sheds and access to the front which offers a large driveway, suitable for several vehicles, in addition to the garage. Further features include an electric car charging point.

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.

Council tax band - E  
 Holding deposit - £529  
 Deposit - £2645

- 4/5 bed detached house
- Large living room
- Generous kitchen/diner
- Downstairs bedroom with en-suite
- Upstairs shower room
- Integral garage plus driveway
- Local amenities close by
- Council tax band - E
- Holding deposit - £529
- Deposit - £2645



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(91-95) <b>A</b>		(92 plus) <b>A</b>	
(81-90) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

