



11 Bullfinch Close, Paddock Wood, Tonbridge, TN12 6XN

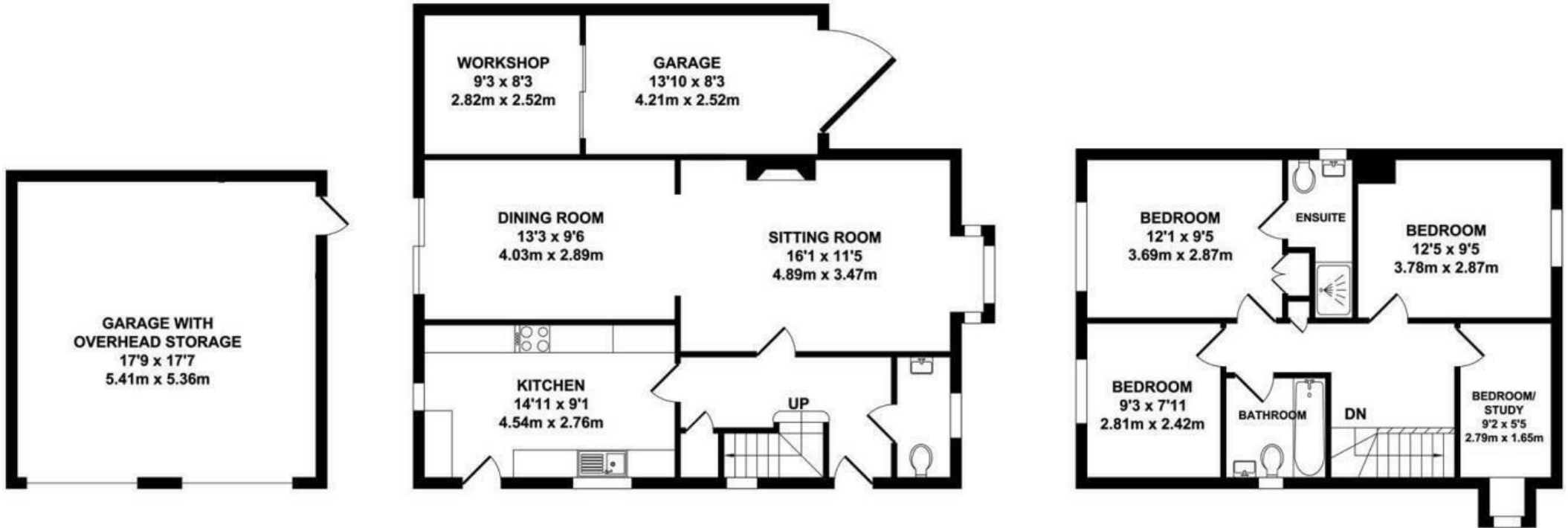
Guide Price £575,000 - £600,000

Jack Charles  
Estate Agents

Sales & Lettings

- Guide £575,000 - £600,000
- Newly Fitted Kitchen
- Private Rear garden
- Four Bedrooms
- Dining Room
- Double Garage
- Ensuite & Family Bathroom
- Living Room
- Large Driveway

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



**GARAGE**  
APPROX. FLOOR AREA  
312 SQ.FT.  
(28.99 SQ.M.)

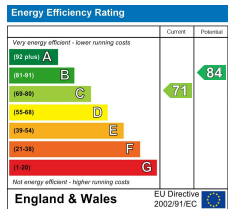
**GROUND FLOOR**  
APPROX. FLOOR AREA  
800 SQ.FT.  
(74.31 SQ.M.)

**FIRST FLOOR**  
APPROX. FLOOR AREA  
525 SQ.FT.  
(48.80 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1637 SQ.FT. (152.10 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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## To Be Sold

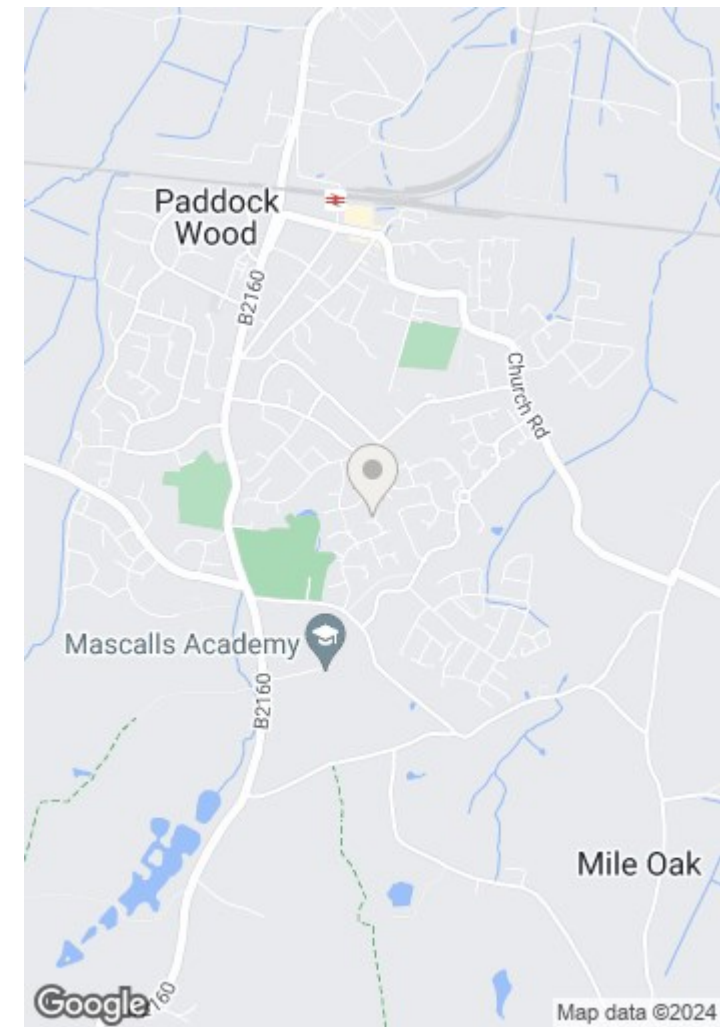
Jack Charles are delighted to offer for sale this well presented and recently modernised detached family home situated in a desirable residential area, tucked away in the corner offering scope to extend to the side and rear subject to planning and building consents.

You enter into a bright reception hall with stairs to first floor with picture window, cloakroom, doors to a newly fitted kitchen and the sitting room which has an archway leading through to the dining room. To the first floor there are four good sized bedrooms, a brand new family bathroom and an en-suite shower room.

Outside is a private rear garden with a large brick patio, perfect for entertaining, lawned garden and a super vegetable garden, two sheds and access to the double garage. To the front there is a block paved drive with ample parking and to the right of the property is a large bike shed/work shop.

## Paddock Wood

Paddock Wood is a desirable small town which provides big brand shops as well as small local businesses and secondary and primary schools. The property is well located for those who need to commute as it is close to the mainline station with fast links to London Bridge and Charing Cross. There is also the excellent 'A' road network which provides easy access to the M20/A21 and beyond. Paddock Wood lies between the larger towns of Tonbridge and Tunbridge Wells, with its larger shopping amenities and grammar and private schooling.





**Jack Charles**  
Estate Agents

**Sales & Lettings**

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