



Jack Charles
Estate Agents
FOR SALE
01732 75 75 80
www.jackcharles.co.uk

11 Maddocks Close, Paddock Wood, TN12 6FJ.

Jack Charles

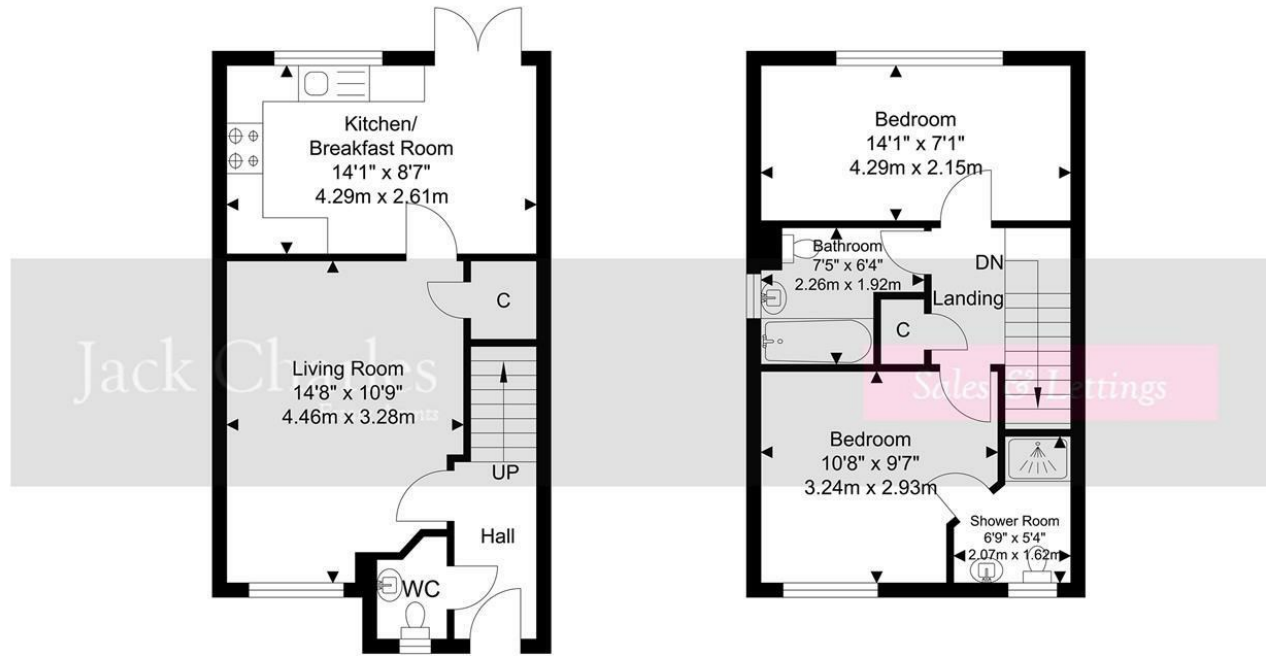
Guide Price £350,000 - £370,000

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Sales & Lettings

- Guide £350,000 - £370,000
- Master Bedroom with En-suite
- Double Glazing
- Viewings by appointment
- Popular Mascalls Grange Development
- Newly laid Astro-turf Garden
- EPC rating B
- 2 Double Bedrooms
- Partially Integrated Kitchen
- Driveway for 2 cars

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.



Ground Floor
Approximate Floor Area
349.61 SQ.FT.
(32.48 SQ.M.)

First Floor
Approximate Floor Area
331.09 SQ.FT.
(30.76 SQ.M.)

TOTAL APPROX FLOOR AREA 680.70 SQ.FT. (63.24 SQ. M.)
For Identification Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

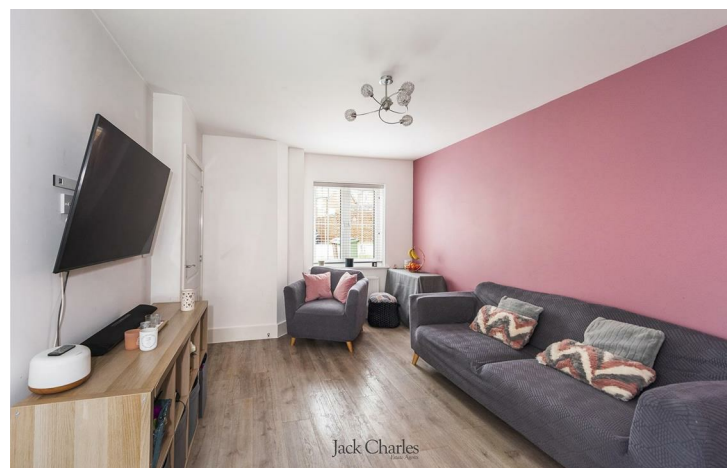
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To Be Sold

Jack Charles is delighted to offer to the market for the first time, this 2 bedroom, immaculately presented end of terraced house. Situated in the highly sought after new development at Mascalls Grange, Paddock Wood. With easy links to London via the mainline station and walking distance to parks, shops and other local amenities. This property comprises a driveway for 2 cars, open plan Kitchen/Diner overlooking the garden with newly laid Astro turf, Decking, Shed and Patio area. Upstairs are 2 double bedrooms, a family bathroom with shower over bath, and an en-suite shower and toilet to the master. This is an ideal home for first time buyers, investors or a small family. This property is new to the market and we highly recommend early viewings to avoid disappointment.

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.





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Sales & Lettings

<p>6 London Road Tunbridge Wells Kent TN1 1DQ Tel: (01892) 621 721</p>	<p>191 High Street Tonbridge Kent TN9 1BX Tel: (01732) 75 75 80</p>
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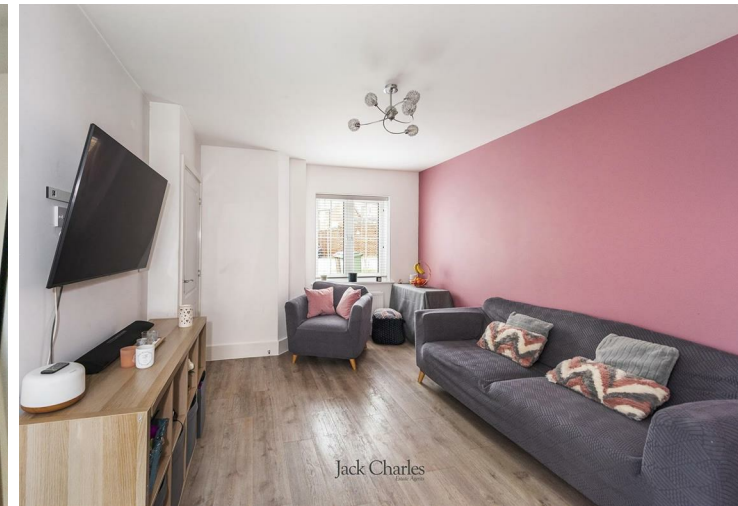
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