



# Lambert & Foster



## MILE OAK HOUSE

MILE OAK ROAD | PADDOCK WOOD

*An opportunity to purchase a well presented period (not-listed) three bedroom detached house benefitting from a ground floor layout that comprises a convenient entrance porch, an open plan kitchen/diner and a double aspect sitting room with a feature fireplace with a wood burning stove. On the first floor are three bedrooms and a family bathroom. Further benefits include a side driveway providing off road parking for two vehicles and a well tended rear and side garden. Situated on the outskirts of Paddock Wood with a short drive to the local amenities, bus stop and mainline railway station.*

**Guide Price £550-575,000**

FREEHOLD



## MILE OAK HOUSE

MILE OAK ROAD | PADDOCK WOOD | TN12 6NE

- **Pretty detached three bedroom house in a semi-rural location**
- **Open plan kitchen/diner with views of the rear garden**
- **Double aspect sitting room with a feature fireplace**
- **Well tended and established rear and side garden**
- **Drive to the side of the property offering parking for multiple cars**
- **Short drive to local amenities and major transport links**

**GENERAL: Tenure:** Freehold. **Construction Type:** Brick built under a tiled roof. **Services & Utilities:** Oil central heating with mains electricity and water supply and mains drainage services connected but not tested. **Broadband Connection:** Yes EE. **Mobile Coverage:** Yes. Further information can be found at [www.ofcom.org.uk](http://www.ofcom.org.uk). **Local authority:** Tunbridge Wells Borough Council. **Council tax:** Band F. **EPC:** F (35).

**Flood & Erosion Risk: Property flood history:** None. **Rivers and the sea:** Very low risk. **Surface water:** Low risk. **Reservoirs:** Flooding from reservoirs is unlikely in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk). If you're unable to use the online service, you can call Floodline; T: 0345 988 1188. Typetalk: 0345 602 6340

**Viewing:** To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

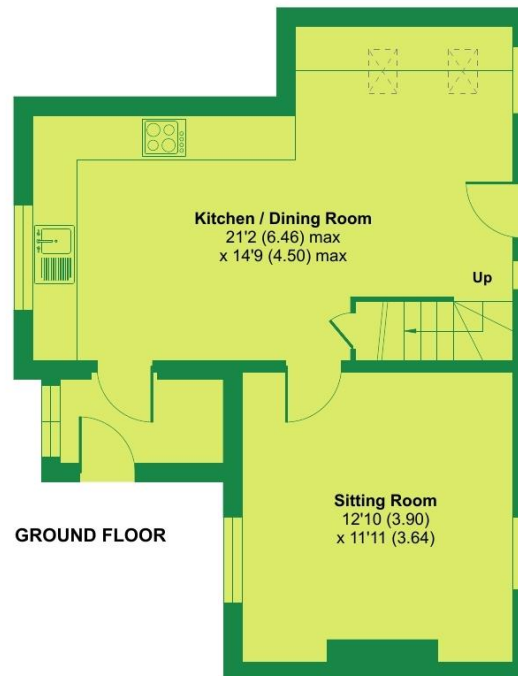
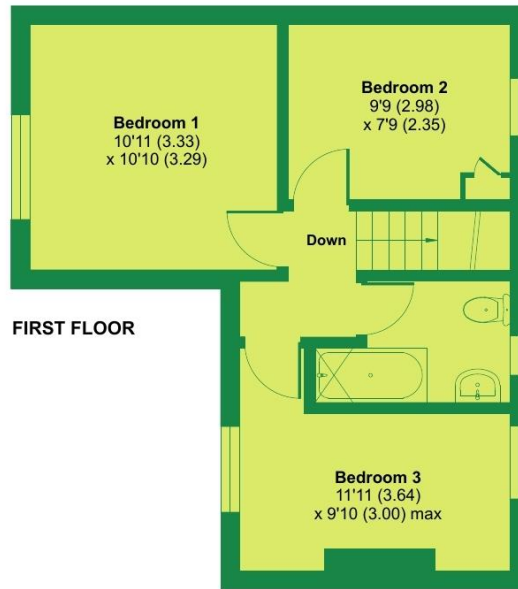
## FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.

### Mile Oak House, Mile Oak Road, Tonbridge, TN12

Approximate Area = 850 sq ft / 78.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Lambert and Foster Ltd. REF: 1120028

## PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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