



Lambert & Foster



LAXTON GARDENS

PADDOCK WOOD

An opportunity to purchase an extended three bedroom Gough Cooper semi detached family home that offers over 1,550 square feet of internal accommodation including a garage. The property benefits from off road parking, a modern downstairs shower room, a study and a utility area, a front lawn as well as an established rear garden with a raised decked area. Situated on a quiet residential street in the heart of the town. Within walking distance to the high street amenities, schools and a mainline railway station.

Guide Price £450,000

FREEHOLD



22 LAXTON GARDENS

PADDOCK WOOD | TN12 6BB

- An extended Gough Cooper three bedroom semi-detached family home
- Situated within a private cul de sac in the heart of the town
- Kitchen, sitting room, dining room, study, utility, downstairs shower room and a large conservatory with bi-folding doors to the patio and garden
- North facing rear garden with a raised patio area and mature borders
- Walking distance to local amenities, schools, parks and the mainline station
- Private driveway providing off-road parking and a garage NO FORWARD CHAIN

GENERAL: Tenure: Freehold. **Construction Type:** Brick built under a tiled roof and part hung tile to the first floor elevations. **Services & Utilities:** Mains gas fired central heating with mains water supply and mains drainage services connected but not tested. **Broadband Connection:** Available as Standard, Superfast and Ultrafast. **Mobile Coverage:** Available with Okay to good coverage from main providers. Further information can be found at www.ofcom.org.uk. **Local authority:** Tunbridge Wells Borough Council. **Council tax:** Band D. **EPC:** D (65).

Flood & Erosion Risk: **Property flood history:** None. **Rivers and the sea:** Medium risk. **Surface water:** Low risk. **Reservoirs:** There is a risk of flooding from reservoirs in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from 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

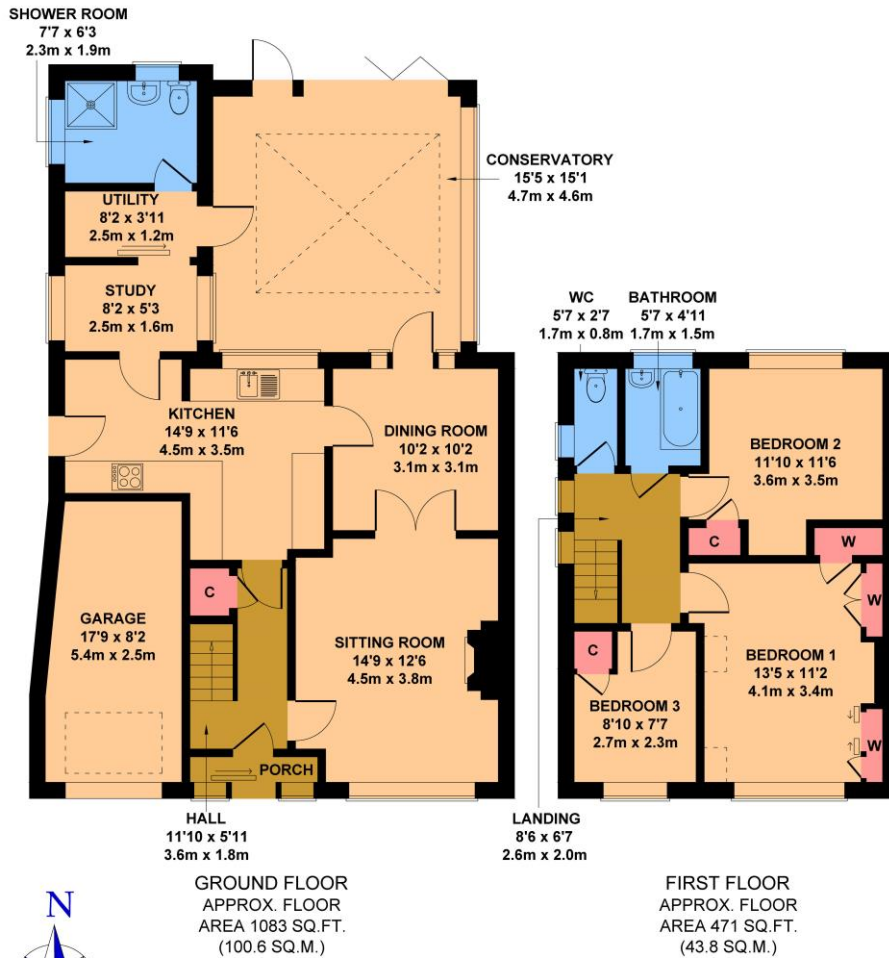
Viewing: To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



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.



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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