



Lambert & Foster



GREEN LANE

PADDOCK WOOD

An opportunity to purchase a well presented four bedroom family home with solar panels on the south side of the roof. The property benefits from ample off road parking, a double garage, an EV charging point and south facing rear garden. Situated on a favoured residential tree-lined street in Paddock Wood, the property is within walking distance to local high street amenities, parks, schools and to the mainline railway station.

Guide Price £600-650,000

FREEHOLD



GREEN LANE

34 GREEN LANE | PADDOCK WOOD | TN12 6BF

- A four bedroom detached home with an en-suite to the principal bedroom
- Situated on a favoured tree-lined residential street in Paddock Wood
- Kitchen/breakfast room, dining room, sitting room, utility room and cloakroom
- South facing and landscaped garden with patio area and access to the garage
- Walking distance to local High Street amenities, schools and mainline station
- Double garage, off-road parking, EV charging point and solar panels

GENERAL: Tenure: Freehold. **Construction Type:** Brick built under a tiled roof. **Services & Utilities:** Mains gas fired central heating with mains water supply and mains drainage services connected but not tested and solar panels. **Broadband Connection:** Available as standard, superfast and ultrafast broadband. **Mobile Coverage:** Available with okay to good connection from main providers. Further information can be found at www.ofcom.org.uk. **Local authority:** Tunbridge Wells Borough Council. **Council tax:** Band F **EPC:** B (83).

Flood & Erosion Risk: Property flood history: None. **Rivers and the sea:** Very low risk. **Surface water:** Very 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. If you're unable to use the online service, you can call Floodline on 0345 988 1188.

Agents note: The solar panel system (2.09kW) was installed in June 2011. The agreement – which is transferable to the new owner – is for the energy company to pay a feed in tariff (FITs) for every unit of electricity generated by the solar panels. The amount is updated every year in line with the retail price index. The current rate is 71.85 pence per unit. The agreement was for 25 years and is due to terminate in June 2036.

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.

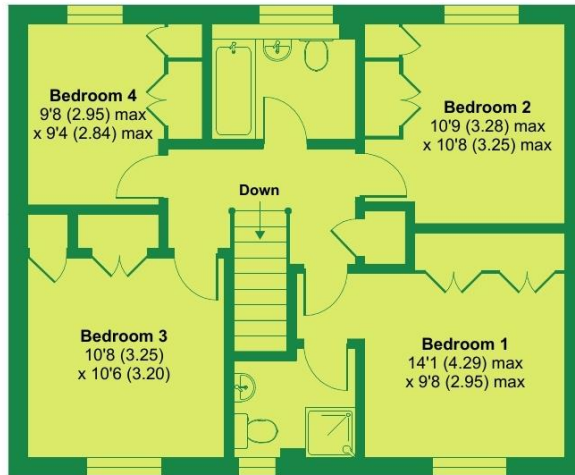
34 Green Lane, Paddock Wood, Tonbridge, TN12 6BF

Approximate Area = 1375 sq ft / 127.7 sq m

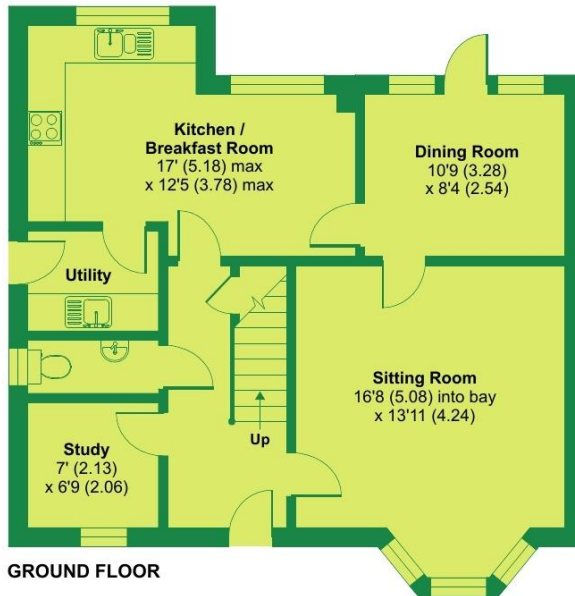
Garage = 312 sq ft / 29 sq m

Total = 1687 sq ft / 157.7 sq m

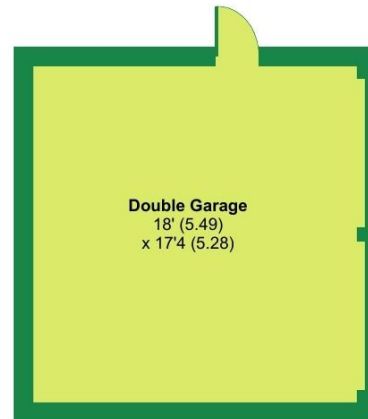
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1197249

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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