



## BLACKBERRY WAY

PADDOCK WOOD | KENT

*Ideally located in one of Paddock Wood's premier roads in a quiet cul de sac. This four bedroom, two bathroom, detached house is offered to the market in excellent condition throughout including new carpets with the added benefits of a fantastic kitchen/diner, conservatory, a detached double garage, a good size, well maintained garden, off road parking and driveway, excellent location in Paddock Wood within walking distance to local high street amenities, parks, schools and to the mainline railway station.*

Guide Price £625,000-£650,000

FREEHOLD







## 9 BLACKBERRY WAY

PADDOCK WOOD | TONBRIDGE | TN12 6BP

- A four bedroom detached home situated within a sought after cul de sac in Paddock Wood
- Open plan kitchen/diner, conservatory and living room downstairs
- Detached double garage with driveway for multiple cars
- Family bathroom and en-suite to the main bedroom
- Good sized, well maintained garden
- Walking distance to local high street amenities, schools and mainline station

**VIEWING:** By appointment only.

**Paddock Wood Office:** 01892 832325.

**TENURE:** Freehold

### SERVICES & UTILITIES:

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Gas

**BROADBAND & MOBILE COVERAGE:** Available as Standard, Superfast and Ultrafast broadband.

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX:** Band F **EPC:** D (67)

**COVENANTS:** None known

**FLOOD & EROSION RISK:** **Property flood history:** None **Rivers and the sea:** None **Surface Water:** None **Reservoirs:** None **Groundwater:** None

(Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PHYSICAL CHARACTERISTICS:** Brick built under a tiled roof





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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

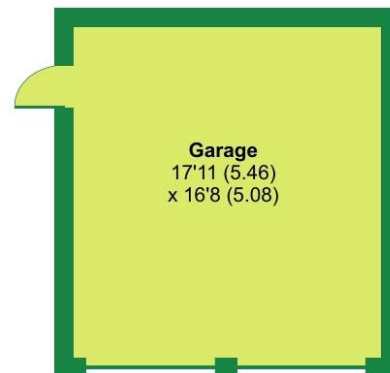
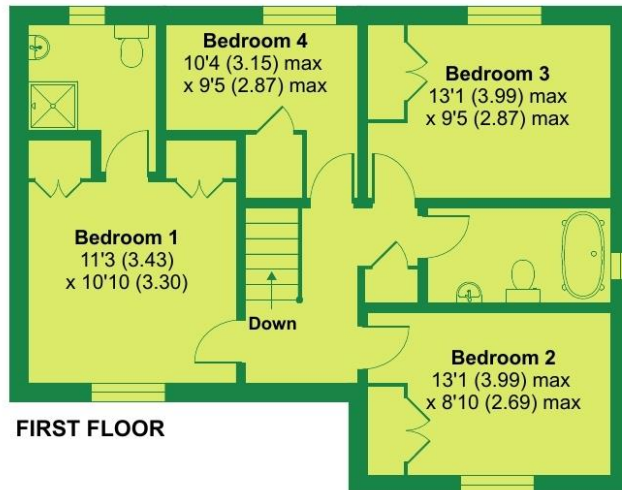
## Blackberry Way, Paddock Wood, Tonbridge, TN12

Approximate Area = 1453 sq ft / 134.9 sq m

Garage = 300 sq ft / 27.8 sq m

Total = 1753 sq ft / 162.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1243980

### OFFICES LOCATED AT:

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Wadhurst, East Sussex TN5 6AA

#### HYTHE, KENT

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