



Lambert & Foster



NEW ROAD

PADDOCK WOOD

A great opportunity to purchase a two double bedroom semi-detached bungalow located at the end of a quiet cul-de-sac and is offered chain free. The current owners have refurbished the property with an open plan kitchen/reception/dining room with Bi-folding doors onto the beautifully landscaped garden, modern bathroom as well as benefitting from a detached garage and a block paved driveway for multiple vehicles. Located close to the town with easy access to the local high street amenities, schools, parks and the mainline station that offers links into London in under an hour.

Guide Price £485,000

FREEHOLD





6 NEW ROAD

PADDOCK WOOD | TONBRIDGE | KENT

- A well presented and extended two double bedroom semi-detached bungalow
- Situated at the end of a quiet cul-de-sac
- Block-paved driveway providing ample off-road parking and a single detached garage
- Generous rear garden, laid to lawn with a patio area
- Within walking distance of the high street amenities, parks, schools and the mainline station
- Offered to the market with NO FORWARD CHAIN

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold.

SERVICES & UTILITIES:

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

Sewerage: Mains drainage services connected but not tested. **Heating:** Mains gas fired central heating.

BROADBAND: Available as Standard, Superfast and Ultrafast.

MOBILE COVERAGE: EE Good.

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

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band C **EPC:** C (75)

COVENANTS: None known.

FLOOD & EROSION RISK: **Property flood history:** None. **Rivers and the sea:** Very low risk. **Surface Water:** Very low risk. **Reservoirs:** Unlikely. **Groundwater:** Unlikely.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof with felt roof to the single storey extension.



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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. 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 Consumer Protection from Unfair Trading Regulations 2008 (CPR), 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.

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

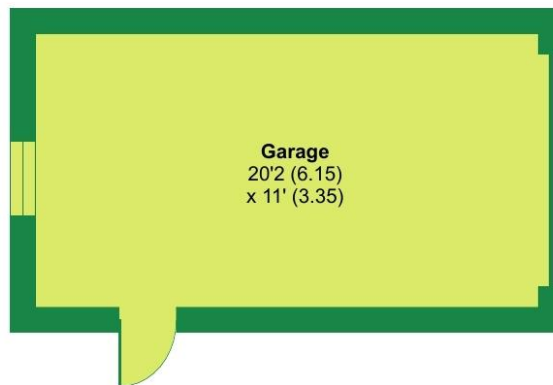
6 New Road, Paddock Wood, Tonbridge, TN12 6HP

Approximate Area = 798 sq ft / 74.1 sq m

Garage = 221 sq ft / 20.5 sq m

Total = 1019 sq ft / 94.6 sq m

For identification only - Not to scale



GROUND FLOOR



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: 1335973

OFFICES LOCATED AT:

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