



Lambert & Foster



BLACKTHORN WAY

PADDOCK WOOD

An opportunity to purchase this immaculately presented, newly built three bedroom semi-detached home set within the Burrows in Paddock Wood, within walking distance to the many local amenities the town has to offer including a mainline station with trains to London Bridge in under 45 minutes. The property was completed in 2023, benefitting from just under 8 years NHBC warranty for peace of mind. Externally, there is off-street parking for two cars and to the rear is a generous garden, mainly laid to lawn with an extended patio area.

Guide Price £500,000-£525,000

FREEHOLD





33 BLACKTHORN WAY

PADDOCK WOOD | KENT | TN12 6US

- A three bedroom semi detached home
- With a principal en-suite shower room and family bathroom to the first floor
- Light and airy open-plan living
- Double doors leading to the generous rear garden with an extended patio area
- Over 7 years NHBC warranty remaining and immaculately presented throughout
- Within walking distance to local amenities to include a Waitrose and a mainline station

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold.

SERVICES & UTILITIES:

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

Sewerage: Mains **Heating:** Mains gas fired central heating.

BROADBAND: Standard, Superfast and Ultrafast available

MOBILE COVERAGE: Good outdoor and variable in-home

(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 E **EPC:** B (84)

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

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

SERVICE CHARGE: £244 per annum

PHYSICAL CHARACTERISTICS: Brick built under a slate roof.



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.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

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

Blackthorn Way, Paddock Wood, Tonbridge, TN12

Approximate Area = 1081 sq ft / 100.4 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: 1361620

OFFICES LOCATED AT:

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Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
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Cranbrook, Kent TN17 3DN

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