





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











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.

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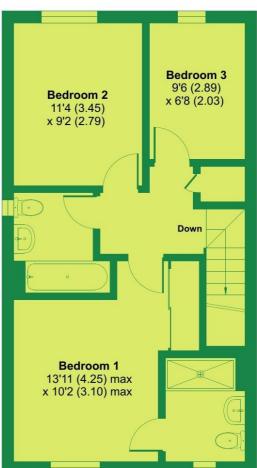
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Blackthorn Way, Paddock Wood, Tonbridge, TN12

Approximate Area = 1081 sq ft / 100.4 sq m For identification only - Not to scale







GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2025. Produced for Lambert and Foster Ltd. REF: 1361620

OFFICES LOCATED AT:

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