



LARCH GROVE

PADDOCK WOOD

An opportunity to purchase this extended semi-detached family home providing four bedrooms, two bathrooms, a detached garage, private off-road parking and an unusually generous garden with mature borders, shrubs and trees in the heart of the town, within walking distance of all local amenities, schools and the mainline railway station. The property offers a wealth of opportunity and scope to extend subject to the necessary permissions.

Guide Price £525,000

FREEHOLD





24 LARCH GROVE

PADDOCK WOOD | TONBRIDGE | KENT

- Four bedroom semi-detached home
 - Detached garage and private driveway
 - Unusually generous corner plot
 - Situated in the heart of the town
 - Scope to extend further STPP
- Walking distance to High Street and mainline station

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 broadband.

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 D **EPC:** D (62)

COVENANTS: None known.

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

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

PHYSICAL CHARACTERISTICS: Brick built under a tiled 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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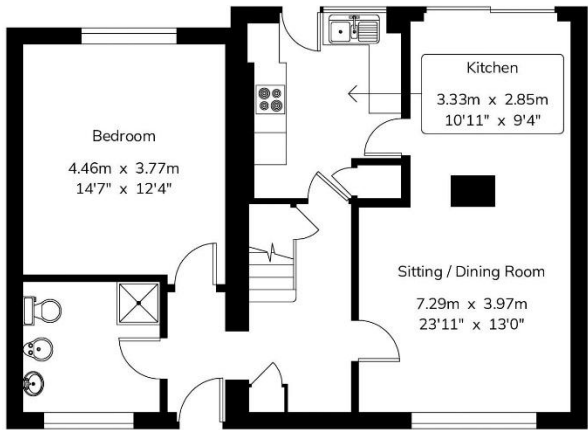
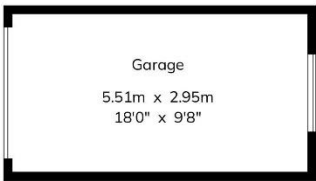
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

24 Larch Grove

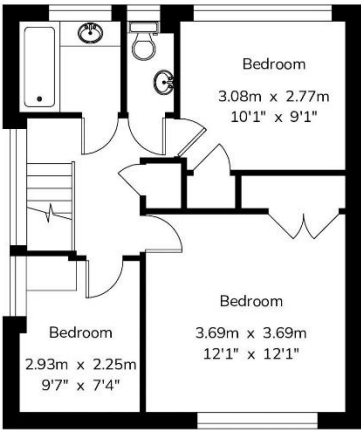


House - Gross Internal Area : 116.9 sq.m (1258 sq.ft.)

Garage - Gross Internal Area : 16.2 sq.m (174 sq.ft.)



Ground Floor



First Floor



OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

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

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN

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