



Lambert & Foster



38 LE TEMPLE ROAD

PADDOCK WOOD | KENT | TN12 6HY

A beautifully renovated three bedroom semi detached family home with a modern bathroom and kitchen/dining room with the added benefit of a breakfast bar, underfloor heating and new fast fibre optics. Outside, there is a block paved driveway providing off street parking and a garage to the side and to the rear of the house is a garden laid to lawn with a paved patio area. The property is within walking distance of Paddock Wood high street and its amenities that include a main line station providing links into London in under an hour.

Guide Price £425,000

FREEHOLD





38 LE TEMPLE ROAD

PADDOCK WOOD, KENT, TN12 6HY

- Three bedroom semi detached family home
- Block paved driveway providing off street parking
- Attached garage to the side of the property
- Modern kitchen/dining room with breakfast bar
- Renovated by the current owners throughout with underfloor heating and new fibre optics.
- Paddock Wood Mainline station within walking distance

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

MOBILE COVERAGE: Good outdoor

(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:** C (74)

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 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.

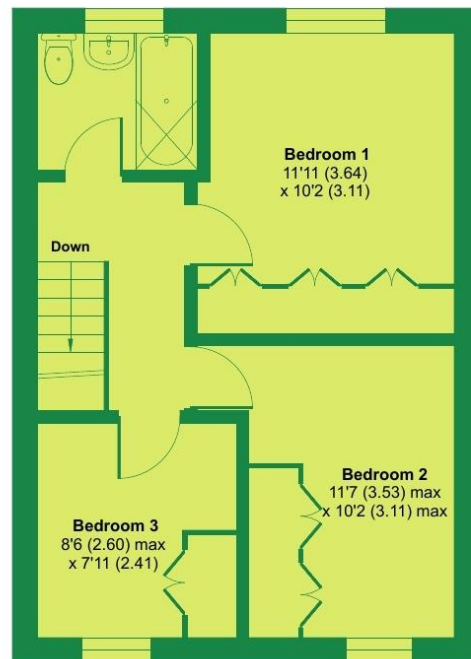
38 Le Temple Road, Paddock Wood, Tonbridge, TN12 6HY

Approximate Area = 784 sq ft / 72.8 sq m

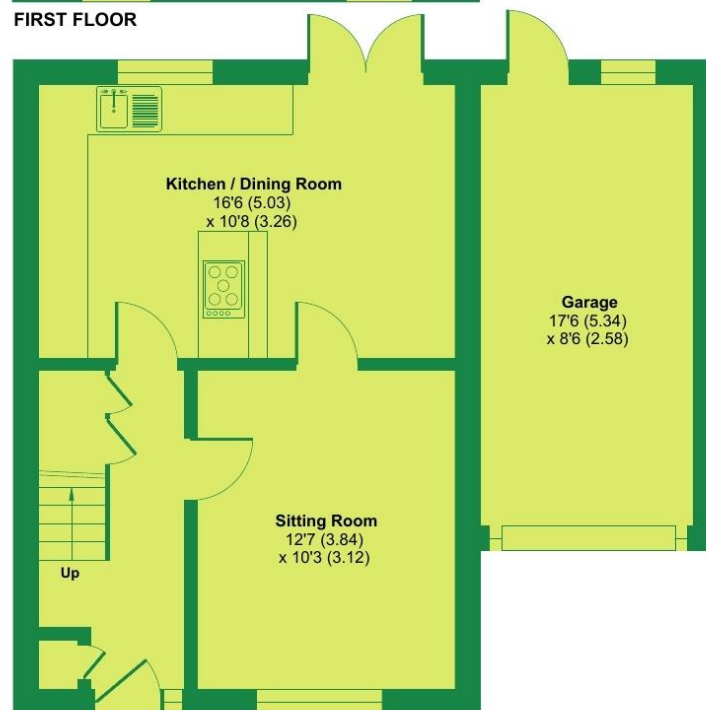
Garage = 148 sq ft / 13.7 sq m

Total = 932 sq ft / 86.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lambert and Foster Ltd. REF: 1402374

OFFICES LOCATED AT:

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Paddock Wood, Kent TN12 6DS

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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

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Cranbrook, Kent TN17 3DN

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