



**Price**  
**£550,000**

**Freehold**

4x  3x  2x 

**Green Lane, Paddock  
Wood, Tonbridge, Kent,  
TN12**

*Wards*  
Helping you move forwards



## Main features

- Spacious and diverse living space perfect for family living
- Garage and off road parking
- Located a short distance from Paddock Wood station with direct links to London
- 2 En suites and family bathroom
- Newly renovated kitchen, perfect for socialising



### Nearest Schools

Primary Schools: Paddock Wood Primary 1.0 miles, Brenchley and Matfield C of E Voluntary Aided Primary 2.3 miles, Capel Primary 2.7 miles

Secondary Schools: Mascalls School 0.8 miles, Kent College



### Transport Information

Train Stations: Paddock Wood 0.8 miles, Beltring 3.6 miles, Yalding 5.3 miles

## Accommodation

### GROUND FLOOR

Entrance Hall: 18'4 x 8'6 (5.59m x 2.59m)

Cloakroom: 6'11 x 5'7 (2.11m x 1.70m)

Utility : 9'2 x 7'10 (2.80m x 2.39m)

Bedroom 2: 12'6 x 8'10 (3.81m x 2.69m)

Ensuite Shower Room: 9'10 x 4'7 (3.00m x 1.40m)

Storage: 10'2 x 9'2 (3.10m x 2.80m)

Garage: 8'6 x 6'11 (2.59m x 2.11m)

### FIRST FLOOR

Landing: 9'6 x 7'10 (2.90m x 2.39m)

Lounge: 21'4 x 13'5 (6.51m x 4.09m)

Dining Room: 10'2 x 9'6 (3.10m x 2.90m)

Kitchen: 17'9 x 8'6 (5.41m x 2.59m)

Balcony

### SECOND FLOOR

Bedroom 1: 21'4 x 9'10 (6.51m x 3.00m)

En Suite Shower Room: 11'2 x 4'3 (3.41m x 1.30m)

Bedroom 3: 11'10 x 9'6 (3.61m x 2.90m)

Bedroom 4: 8'10 x 8'6 (2.69m x 2.59m)

Bathroom: 10'2 x 5'11 (3.10m x 1.80m)

### OUTSIDE

Garden

Off Road Parking

Call Paddock Wood - 01892 836877 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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