



**Connells**

Eastwell Close  
Paddock Wood Tonbridge



# Eastwell Close Paddock Wood Tonbridge TN12 6UH

for sale offers in excess of  
**£500,000**



## Property Description

A rare opportunity to acquire a charming three-bedroom detached family home with plenty of scope to extend (with granted planning permission approved). Peacefully nestled within a quiet cul-de-sac, this delightful residence offers versatile living space arranged over two floors, perfectly blending comfort and practicality. An integral garage/utility area and generous driveway provide ample parking, while the rear and side gardens, framed by mature borders, create a haven of privacy and seclusion which is ideal for relaxing or entertaining.

Step inside to discover a welcoming entrance hall leading to a formal dual aspect dining room, a well-appointed kitchen complete with an array of appliances, a convenient downstairs cloakroom, and a spacious lounge bathed in natural light.

Upstairs, three double bedrooms (bedroom one and two with built in wardrobes and one currently used as a home office with a bespoke built-in desk and shelving) and a family bathroom offer the perfect retreat for modern family living.

Outside, the rear garden is predominantly laid out as lawn, offering space for children to play or for summer gatherings, while the front boasts parking for numerous vehicles. All this within easy walking distance of the vibrant high street, excellent schools, picturesque parks, and the mainline station combining tranquility with superb convenience.

## Ground Floor

**Entrance Hall**

**Downstairs Cloakroom**

**Lounge**

**Dining Room**

**Kitchen**

## First Floor

**Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Outside**

**Front Garden & Driveway**

**Rear Garden**

**Garage/Utility Area**

## Additional Upgrades

- Hive heating thermostat
- Electric underfloor heating in bathroom
- Bespoke home office built-in desk & shelving in bedroom three
- USB points within Kitchen

## Location

Paddock Wood is a thriving town in the heart of Kent that perfectly blends countryside charm with modern convenience. Surrounded by beautiful orchards and hop farms, it offers a welcoming community ideal for families and professionals alike. The town provides a wide variety of shopping facilities, including a large Waitrose, Tesco, and Jempson store with a Post Office. You'll also find a traditional baker, opticians, dry cleaners, coffee shops, and even a department store, ensuring everything you need is right on your doorstep. For those commuting to the Capital, Paddock Wood boasts a mainline railway station with direct services to London Charing Cross, Cannon Street, and London Bridge, making travel quick and convenient. The town also offers easy access to major roads, including the A21 and A228. Families benefit from both primary and secondary schools, including Paddock Wood Primary Academy and Mascalls Wood Primary Academy, as well as specialist and independent options nearby. Safe, welcoming neighbourhoods, parks, and playgrounds make Paddock Wood perfect for family life, and the strong community spirit shines through in local events throughout the year. The larger towns of Tonbridge and Tunbridge Wells are just a short drive away, offering even more shopping, dining, and leisure opportunities. Affordable housing, excellent amenities, and superb transport links make Paddock Wood the ideal place to call home — where convenience meets countryside living.

## Planning Permission Info

Planning permission for a front and side single story extension with a garage conversion included (25/01509/FULL)  
Information available on request.



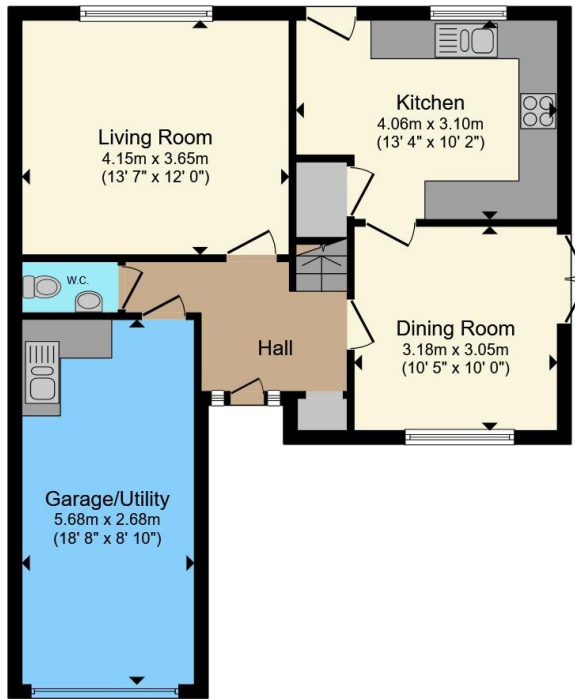




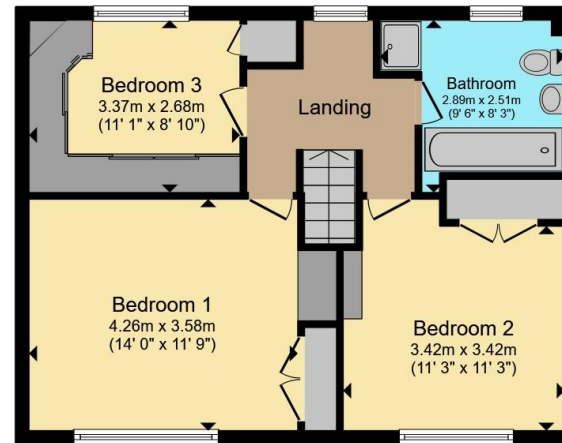








**Ground Floor**



**First Floor**

Total floor area 115.7 m<sup>2</sup> (1,245 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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5 Vale Road  
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

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