



Mount Pleasant, Paddock Wood, Kent, TN12 6AH

Guide Price £350,000 - £375,000

When experience counts...

est. 1828
bracketts

Offered for sale is this well presented family home located in a popular area of Paddock Wood close to all local amenities. The property comprises entrance hallway with storage cupboard, modern fitted kitchen, large open plan sitting room / dining room with bi fold doors to rear garden. To the first floor there is the master bedroom, further two bedrooms and a modern family bathroom. Externally the property offers a good size front garden mainly laid to lawn, low maintenance natural stone rear garden, walled boundaries with access leading to garage and driveway. Paddock Wood boasts a wide variety of shops for every day needs to include Waitrose supermarket, butchers, bakers, Barsley's department store, library, large health centre, Putlands Sports Centre, primary school and Mascalls Academy secondary school with grammar stream. Main line station to London Charing Cross, Waterloo East, London Bridge, Ashford International, Dover Priory. Easy access to A21 which adjoins the M25 orbital motorway

Three Bedrooms

Semi Detached House

Extended Ground Floor

Open Plan Sitting Room Dining Room

Kitchen

Front & Rear Gardens

Garage & Driveway

Convenient Location Paddock Wood

Town Centre & Mainline Station

Viewing Highly Recommended

NO ONWARD CHAIN





LOCATION: Paddock Wood

Mount Pleasant is conveniently located for Paddock Wood's shopping facilities to include Waitrose Supermarket, Health Centre, Library, Dentists, Barsley's Department store, butchers, bakers, newsagents, Primary School, Putlands Leisure Centre, Mascalls Academy. Great transportation links, main line station with trains to London Bridge in 45 mins, also serving Cannon Street, Charing Cross, Waterloo East, Dover Priory and Ashford International. Close to shopping amenities and transport links in nearby towns. Tonbridge, Tunbridge Wells and Maidstone are all a short drive away and there are good links to A21 which adjoins the M25 orbital motorway. Nearby are the picturesque villages of Yalding, Brenchley and Matfield.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

ADDITIONAL INFORMATION:

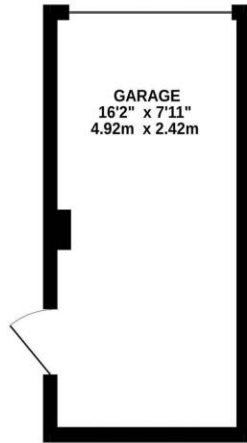
Council Tax Band D
Double Glazed Windows

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

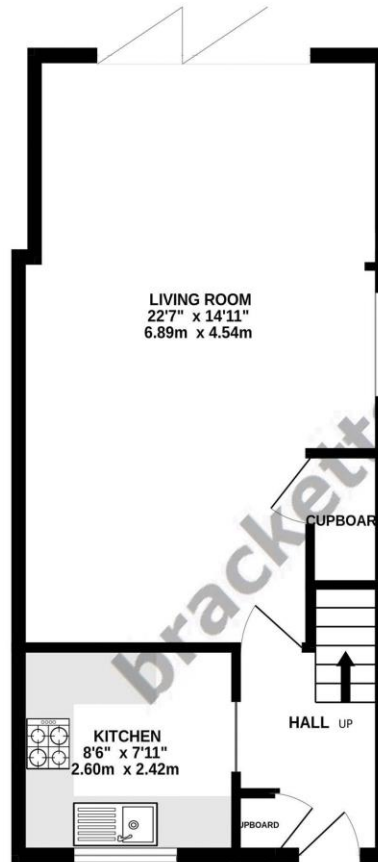


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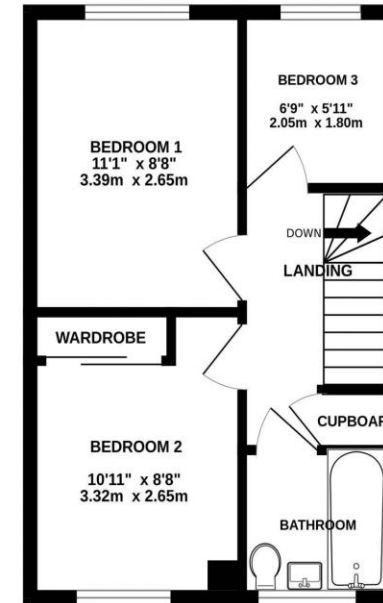
GARAGE
127 sq.ft. (11.8 sq.m.) approx.



GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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