



Allington Road, Paddock Wood, Tonbridge, Kent, TN12

Guide Price £550,000

When experience counts...

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Offered for sale is this well presented, extended four-bedroom family home forming part of the sought after Orchard Estate. A very popular area of Paddock Wood close to all local amenities, high street, mainline station and woodland walks. Internally the property has been modernised and comprises entrance hall, cloakroom WC, large open plan sitting / dining room with dual aspect views over the garden. A newly installed modern kitchen with integral appliances completes the ground floor. To the first floor there is a family bathroom, two bedrooms with the main bedroom boasting a modern en suite shower room. To the 2nd floor a further two bedrooms. Externally the property boasts both side & rear gardens, a detached single garage and off street parking for three vehicles. Offered with no onward chain we recommend viewing at your earliest convenience. 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.

Four Bedrooms - Arranged Over Three Floors

Gough Cooper Semi Detached Family Home

Sought After Central Location

Close to Local Amenities, High Street & Main Line Station

Close to Primary & Secondary Schools

En Suite Shower to Master Bedroom

Brand New Modern Fitted Kitchen

Side & Rear Gardens

Detached Single Garage & Off Street Parking For Three Vehicles

Detached Single Garage & Off Street Parking For Three Vehicles

No Onward Chain





LOCATION: Tonbridge

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

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).

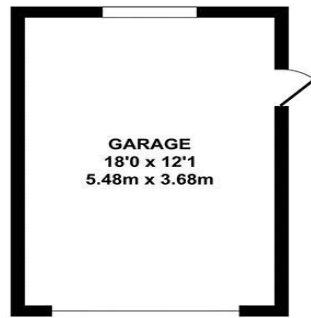
ADDITIONAL INFORMATION:

Council Tax Band E
Double Glazed Windows

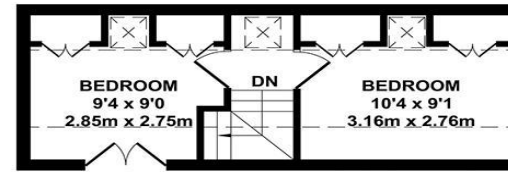
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



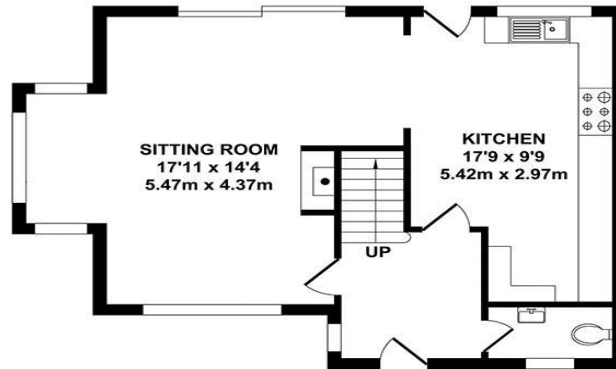
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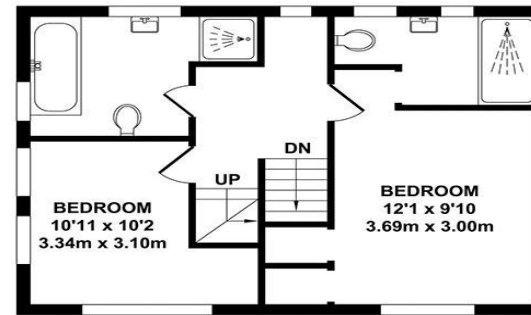
GARAGE
APPROX. FLOOR AREA
217 SQ.FT.
(20.17 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
211 SQ.FT.
(19.61 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
513 SQ.FT.
(47.70 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
438 SQ.FT.
(40.70 SQ.M.)

TOTAL APPROX. FLOOR AREA 1380 SQ.FT. (128.18 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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