



Kiln Way, Paddock Wood, Kent, TN12 6LF

Guide Price £550,000

When experience counts...

est. 1828  
**bracketts**

Offered for sale is this four bedroom detached family home situated in Kiln Way. A sought after cul de sac location positioned close to local schools and within close proximity of the town centre and mainline station to London. The town centre offers shopping for every day needs including Waitrose Supermarket, Bartsley's Department Store, as well as a butchers, bakers, newsagents, primary & comprehensive schools and a health centre. This four bedroom detached property has ample off street parking to the driveway and a detached single. Internally comprising entrance hall, cloakroom WC, sitting room, dining room and a fitted kitchen. To the first floor are four bedrooms, family bathroom and an the main bedroom boasts an en suite shower. Externally, there is an established rear garden rear garden mainly laid to lawn with mature shrubs & borders, patio seating arear and access to the side leading to the garage. We recommend viewing at your earliest convenience.

Four Bedrooms

Detached Family Home

Sitting Room

Dining Room

Kitchen

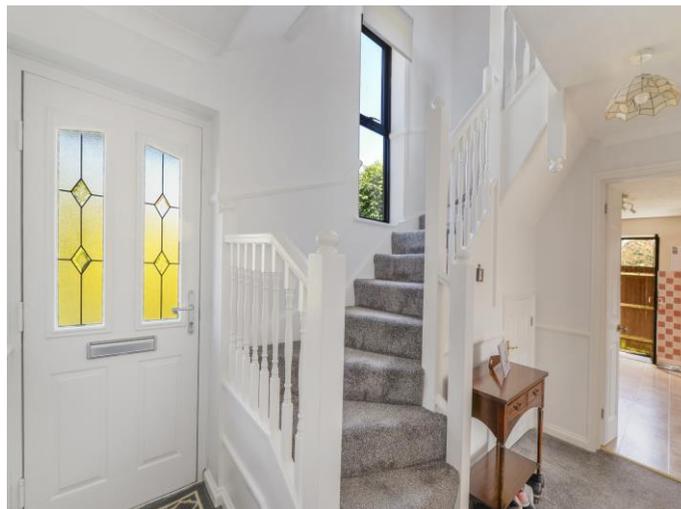
Cloakroom WC

En Suite Shower Room &  
Bathroom

Single Detached Garage & Block  
Paved Driveway to Front

Rear Garden

Viewing Highly Recommended





**LOCATION: Paddock Wood**

Kilnway is situated on a popular residential cul de sac close to Paddock Wood town centre.

Paddock Wood has a range of shops (including Waitrose) and a mainline station with links to London as well as Ashford International for the Eurostar.

larger nearby towns Tonbridge and Tunbridge Wells both offer an excellent range of shops, schools and leisure facilities with further facilities available at the County Town of Maidstone.

The property is conveniently positioned for both the A21 at Tonbridge and for the M20 and M26 motorways at Wrotham providing links to the national motorway network, Gatwick and Heathrow airports, Ashford International (Eurostar) and Bluewater Shopping Centre. There are a good number of well-regarded schools in the local area.

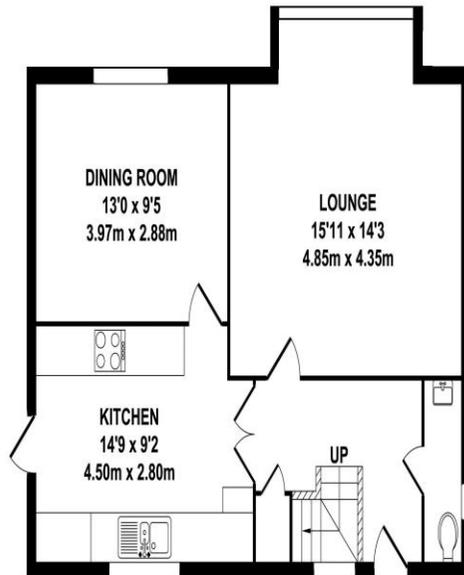
Paddock Wood Station (London Bridge from 45 minutes). Tonbridge 8 miles (London Bridge from 35 minutes). Tunbridge Wells 9 miles. Maidstone 10 miles. M26(J2a) 11 miles. Bluewater shopping centre 26 miles. Ashford International station 27 miles. Gatwick airport 32 miles. London 40 miles. (All times and distances approximate)

**ADDITIONAL INFORMATION:**

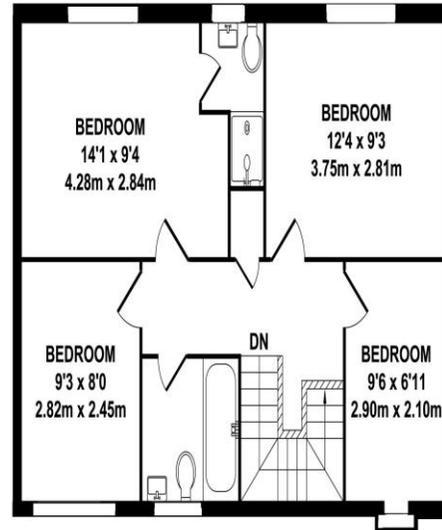
Council Tax Band  
Double Glazed Windows



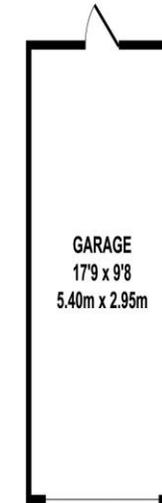
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GROUND FLOOR  
APPROX. FLOOR AREA  
574 SQ.FT.  
(53.32 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
550 SQ.FT.  
(51.12 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
171 SQ.FT.  
(15.93 SQ.M.)

TOTAL APPROX. FLOOR AREA 1296 SQ.FT. (120.37 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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