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Barnes Kingsnorth



St. Andrews Close, Paddock Wood, Tonbridge, Kent, TN12 6JF

Price: OIRO £240,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01732 771616
www.bkestateagents.com



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THE PROPERTY

If you are looking to get your foot on the property ladder or for an investment opportunity, then this super property will certainly appeal! Settle into this cozy cottage style home brilliantly positioned for convenience. The part glazed front door leads you into the open plan living room/kitchen. Light and bright with a double-glazed window to the front. A divider sections off the kitchen area with hardwearing quarry tiled floor. Everything is close to hand with ample work surfaces and storage cupboards and the cooker with double oven and extractor is included along with the washing machine. There is ample space for a fridge/freezer. A double-glazed window and double-glazed door leads out into the back garden. Stairs lead from the living room up to the first floor where you will find the good size double bedroom which includes fitted wardrobe cupboards and further fitted cupboards, one of which houses the water tank. The shower room is fitted with easy-care white suite including basin, shower cubicle with Aqualisa shower, vanity basin and WC. There is a heated towel rail.

OUTSIDE

An easily maintained area of garden lies to the front of the property and that all important allocated parking space! To the rear is a secluded area of garden with a gate at the bottom giving rear pedestrian access. The handy garden shed is being included in the sale. This delightful cottage represents a wonderful chance for a first-time buyer to really put their own stamp on this home which is being offered FOR SALE with the benefit of NO CHAIN!

THE LOCAL AREA

The property is conveniently situated within easy walking distance of the town centre and mainline station. Paddock Wood caters for every day needs with a good selection of shopping facilities located around Commercial Road, including: Waitrose supermarket, Bardsleys Department Store, Post Office, chemist, banks, hair dressers and beauticians, butchers, bakers, hardware store, eateries and many more. Town amenities include Woodlands Health Centre, dentist, and veterinary surgery. There are two recreation grounds complete with play areas for all ages, outdoor gym equipment, tennis courts, bowling, football and cricket pitches and Putlands Sports & Leisure Centre with running track. There is a primary school and Mascalls Academy within the town, with grammar schools and private schooling for all ages nearby in the larger towns of Tonbridge and Tunbridge Wells. There are regular buses to the surrounding areas and the mainline station provides services to London Charing Cross and Cannon Street in under an hour and also to Ashford International and the coast.

ROUTE TO VIEW

From our office in Pembury High Street turn right at the Pembury traffic lights onto the A228. Follow the road down to the Badsell roundabout and turn right. At the T-junction turn left into Paddock Wood, turn right into Commercial Road at the bottom turn right into Church Road, continue along this road turning right into St Andrews Road, take the first turning on the right into St. Andrews Close and the property will be found at the far end on the left-hand side identified by our For Sale board.

PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: C

Ref: T1337/421021/V3



AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.